

T. +61 (2) 9698 8510
E. info@koichitakada.com

Suite 41 and 42, Level 4, 61 Marlborough Street
Surry Hills NSW 2010 Australia

Version

3.0

Woolworths - Rangers Road
Neutral Bay

Design Report
October 2023

Koichi
Takada
Architects

koichitakada.com

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1.0 Introduction

Neutral Bay

The site is located in the middle of Neutral Bay, visible from the intersection of Military Road and Rangers Road. The site is located in the North Sydney Council LGA, and is part of subject Site 3 in the Neutral Bay Town Center - Military Road Corridor Planning Study produced in February 2021.

The subject site combines the properties at 3-7 Rangers Road, and 50 Yeo Street, with frontage to Rangers Road to the North, Yeo Street to the South, and access for loading to Military Lane. Development to the East is a mixed use development with apartments above, while the sites to the west are mostly retail and commercial. The sites to the south on Yeo St are a combination of multi-residential and single residential dwellings.

The site falls gently from North to South from RL83.5 to RL82. There is an existing driveway crossing on Yeo Street, with existing loading dock facilities from Military Lane.

3-7 Rangers Road houses an existing single storey Woolworths supermarket. 50 Yeo Street has an existing 5 Storey office building. For the purpose of this report, the studies include consideration of 183A and 185 Military Road which are the sites directly adjoining the western boundary. These site were considered in the Military Road Corridor Planning Study as part of the Key Site - Site 3 Rangers Road, identified in landowner initiated planning proposals as being able to support taller mixed-use buildings whilst providing much needed open space or community facilities.



Aerial Image - Neutral Bay

1.1 Response to Panel & Council Recommendations Design Refinements

The proposal outlined in this report has been updated and refined in response to feedback from North Sydney Council and recent recommendations from the Sydney North Planning Panel. This proposal incorporates the following solutions:

- 1: Removal of the two storey retail podium component to improve the size and amenity of the public domain;
- 2: Reduction in floor-floor heights to further reduce the overall building height;
- 3: Increased building articulation along the Yeo Street frontage;
- 4: Increased level four setbacks, and;
- 5: Reduced massing on Yeo Street to improve solar access to Yeo Street residences.



1.1 Response to Panel & Council Recommendations
Removal of Two Storey Retail Podium

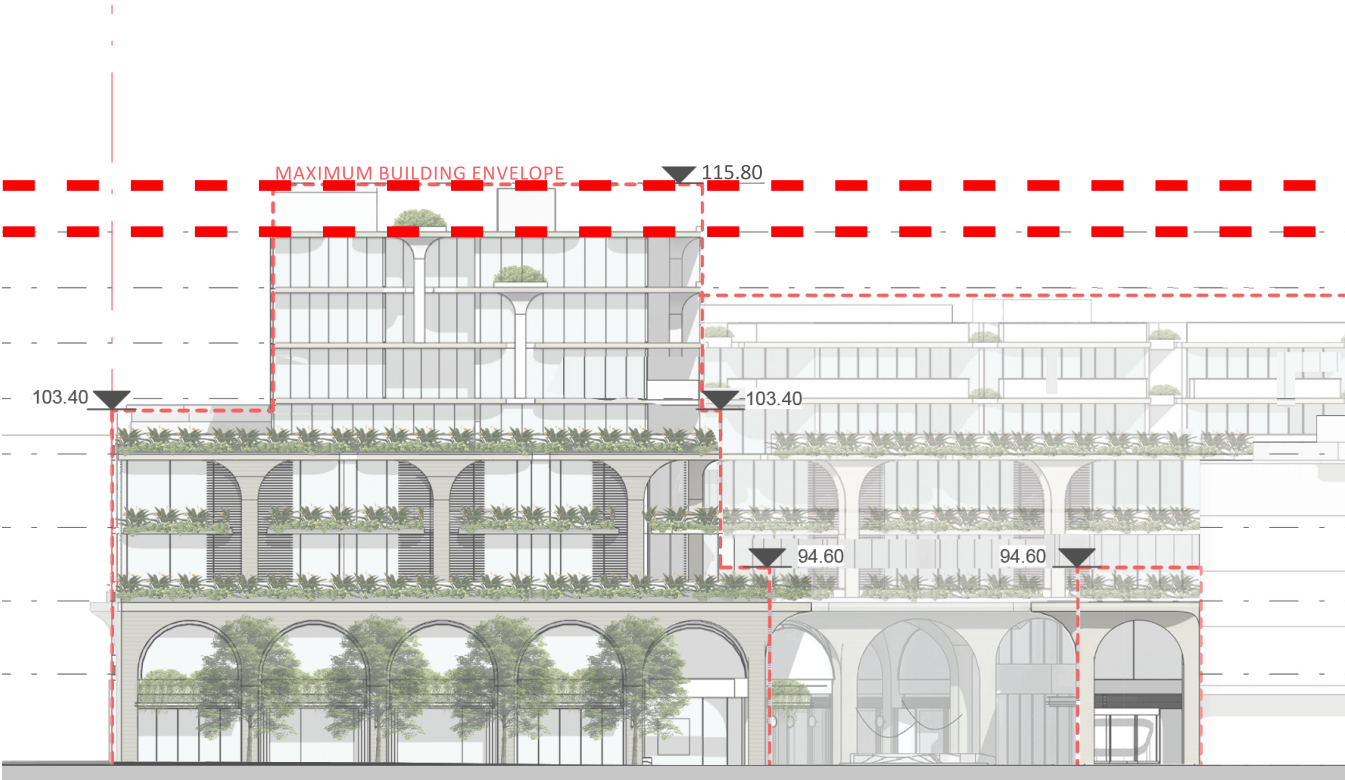


Previous Submission



Updated Proposal

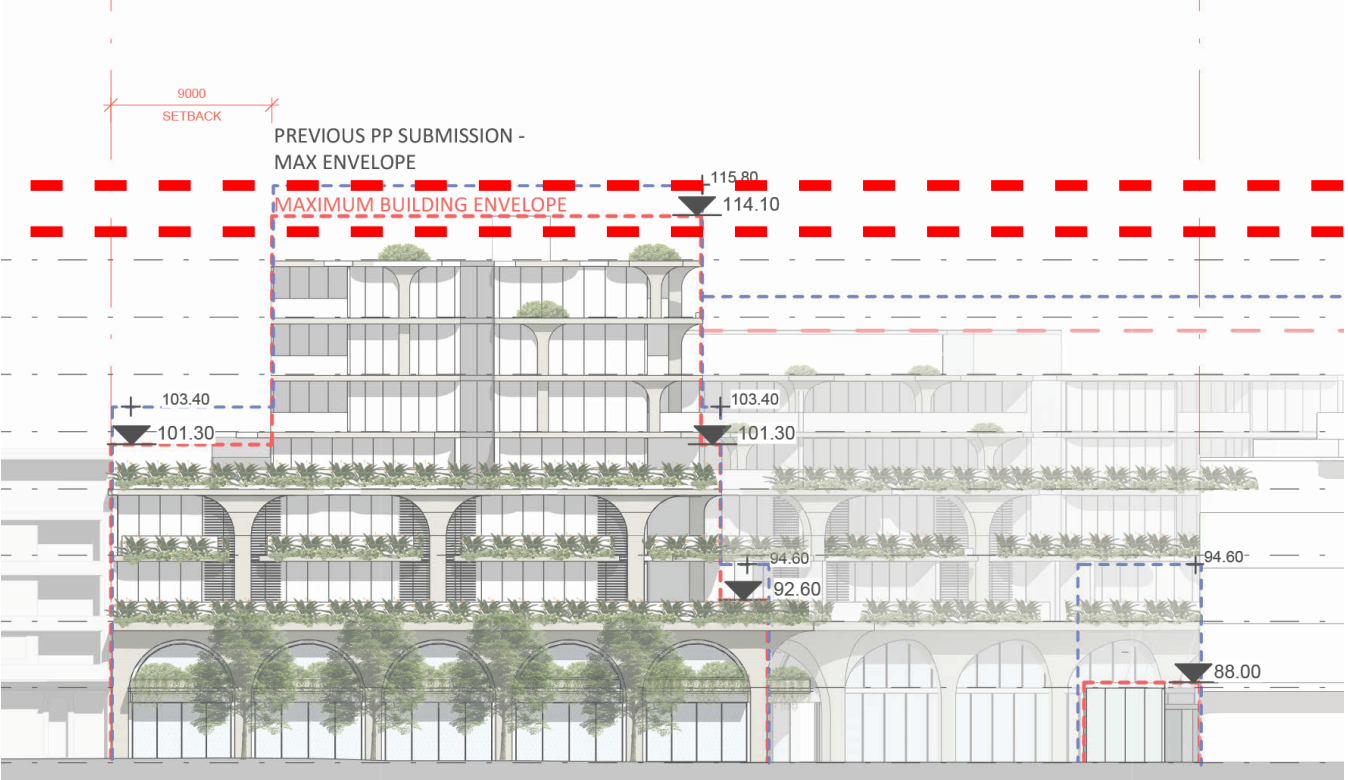
1.1 Response to Panel & Council Recommendations
Reduction of Floor to Floor Heights



Previous Submission

Maximum Building Height:

$29.8\text{m} + 2.5\text{m Lift} = 32.3\text{m}$

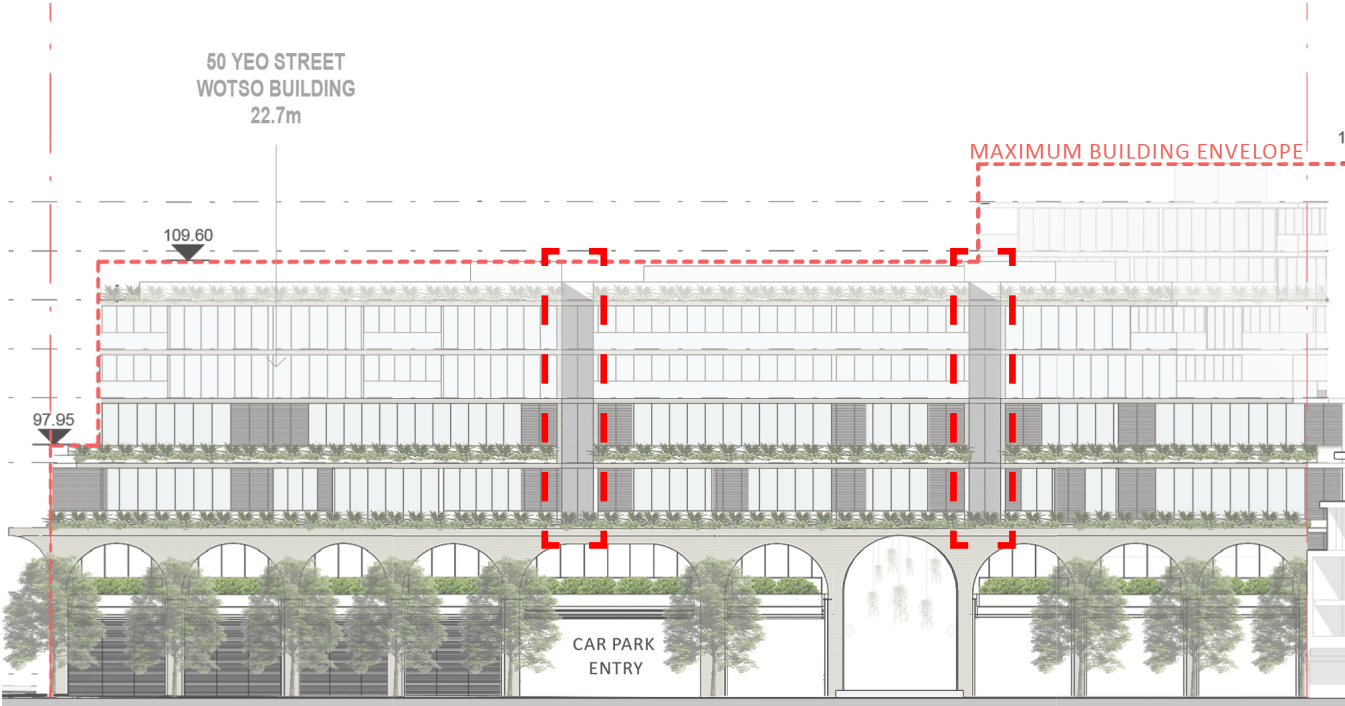


Updated Proposal

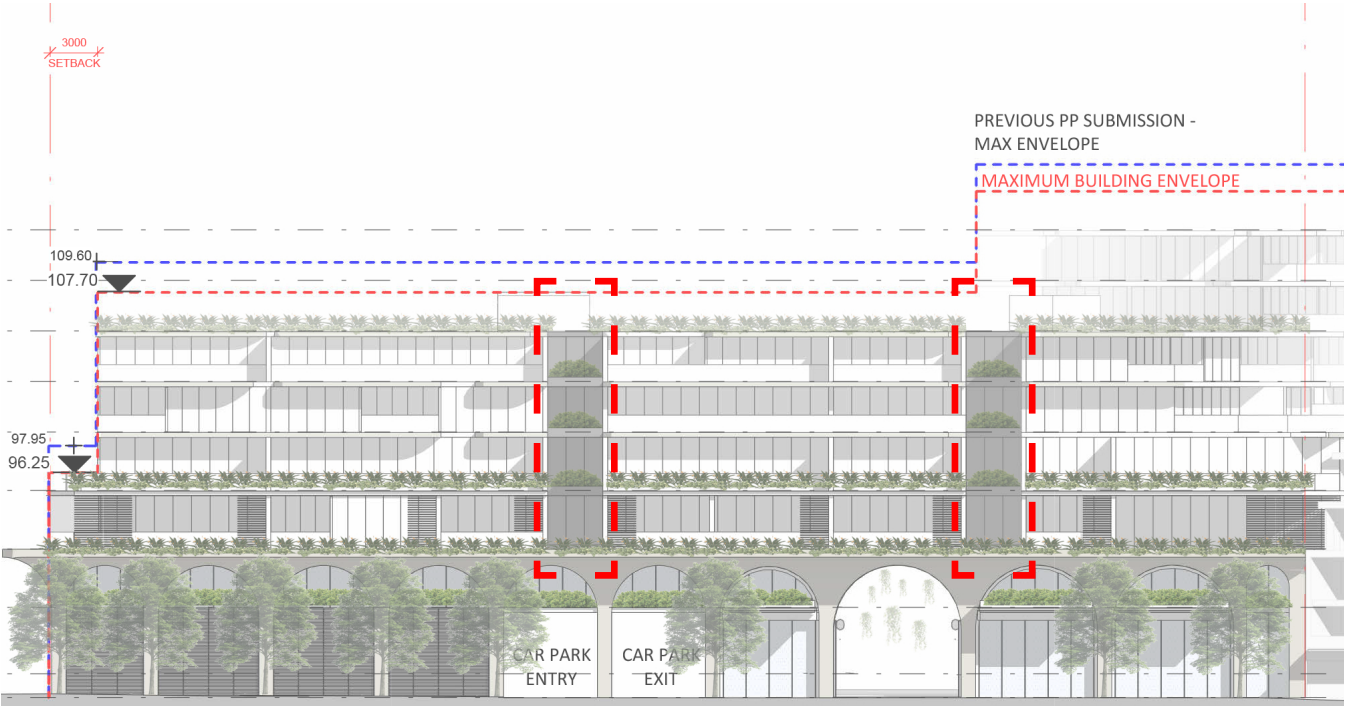
Maximum Building Height:

$28.1\text{m} + 2.5\text{m Lift} = 30.6\text{m}$

1.1 Response to Panel & Council Recommendations
Increased Building Articulation Along Yeo Street



Previous Submission



Updated Proposal

1.1 Response to Panel & Council Recommendations
Increased Level 4 Setbacks

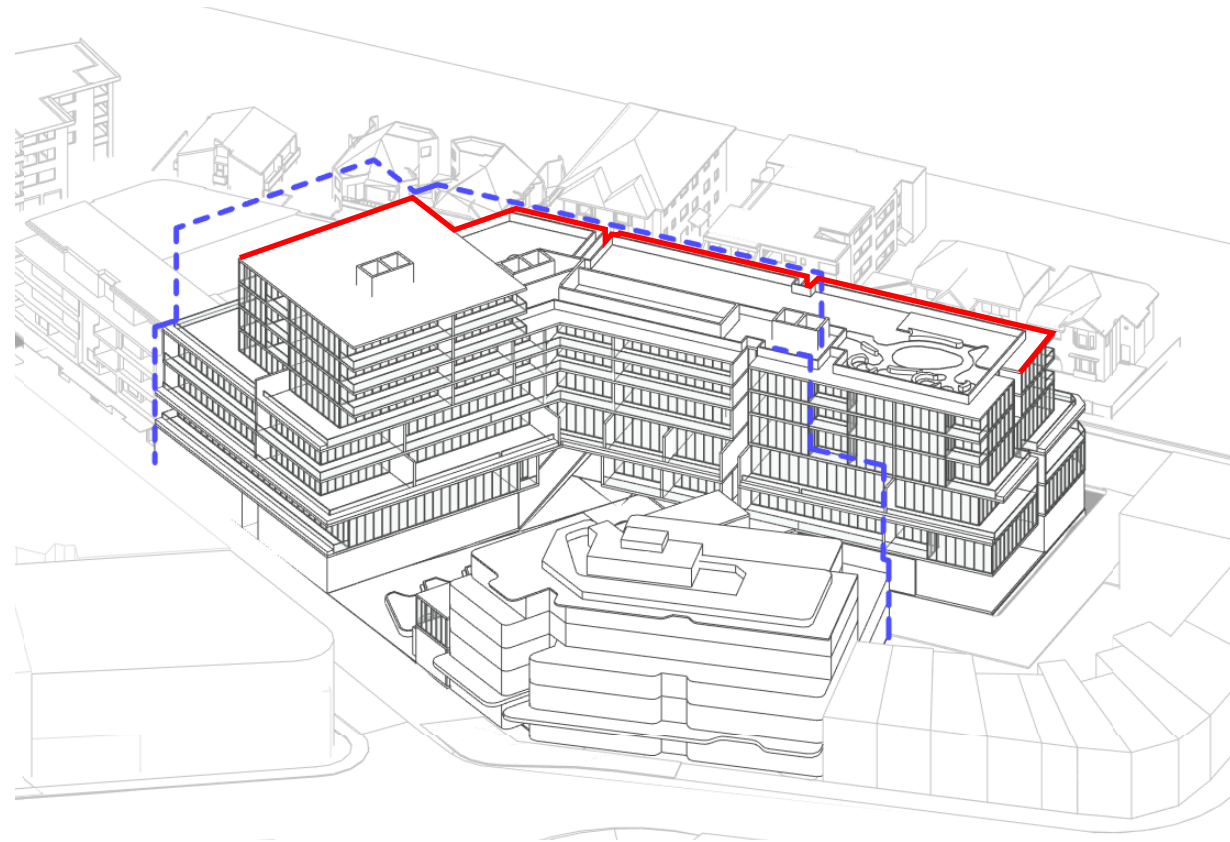


Previous Submission

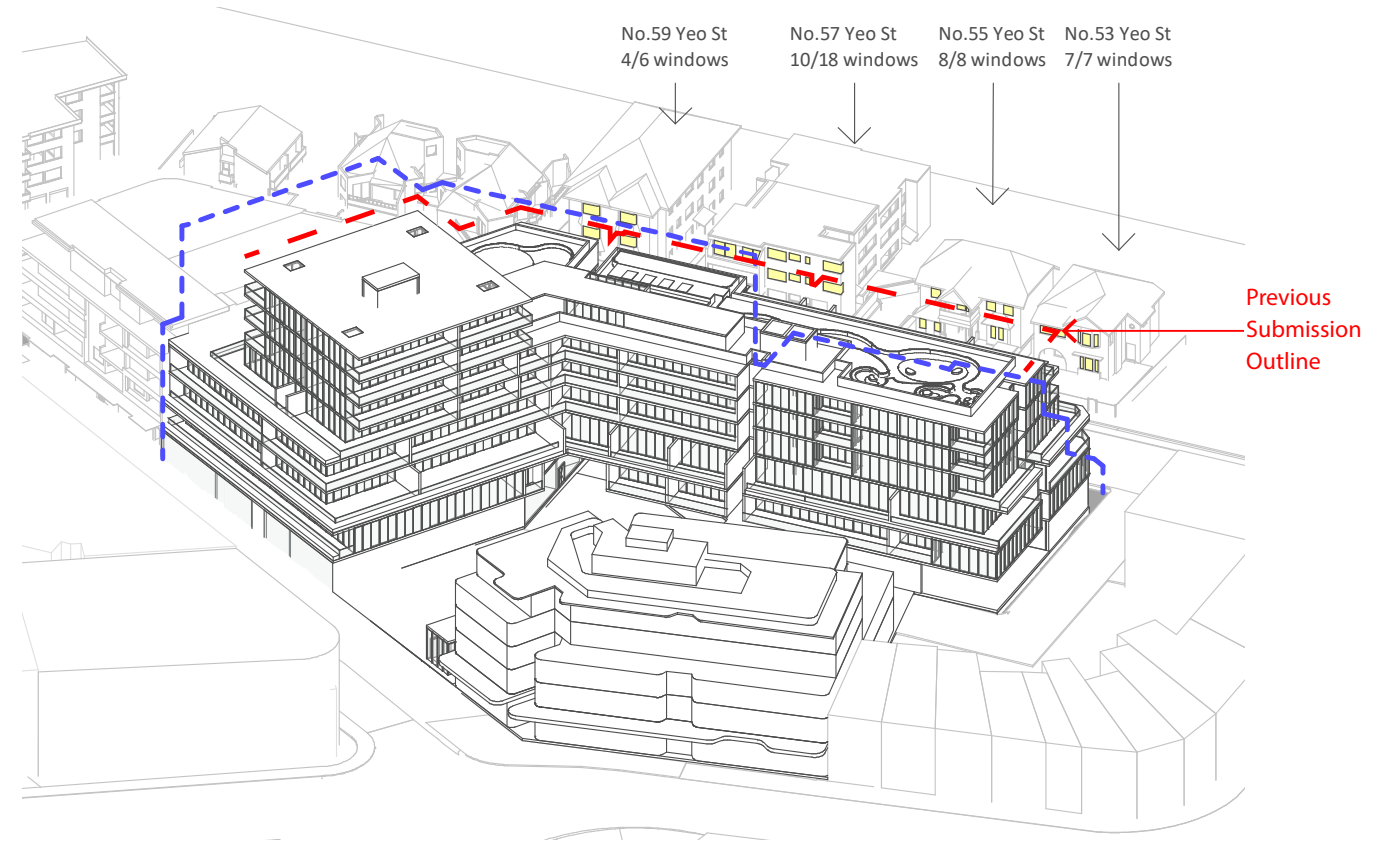


Updated Proposal

1.1 Response to Panel & Council Recommendations Reduced Massing Along Yeo Street



Previous Submission



Updated Proposal

Site Context & Analysis

2.0

2.1 Location Plan Neutral Bay

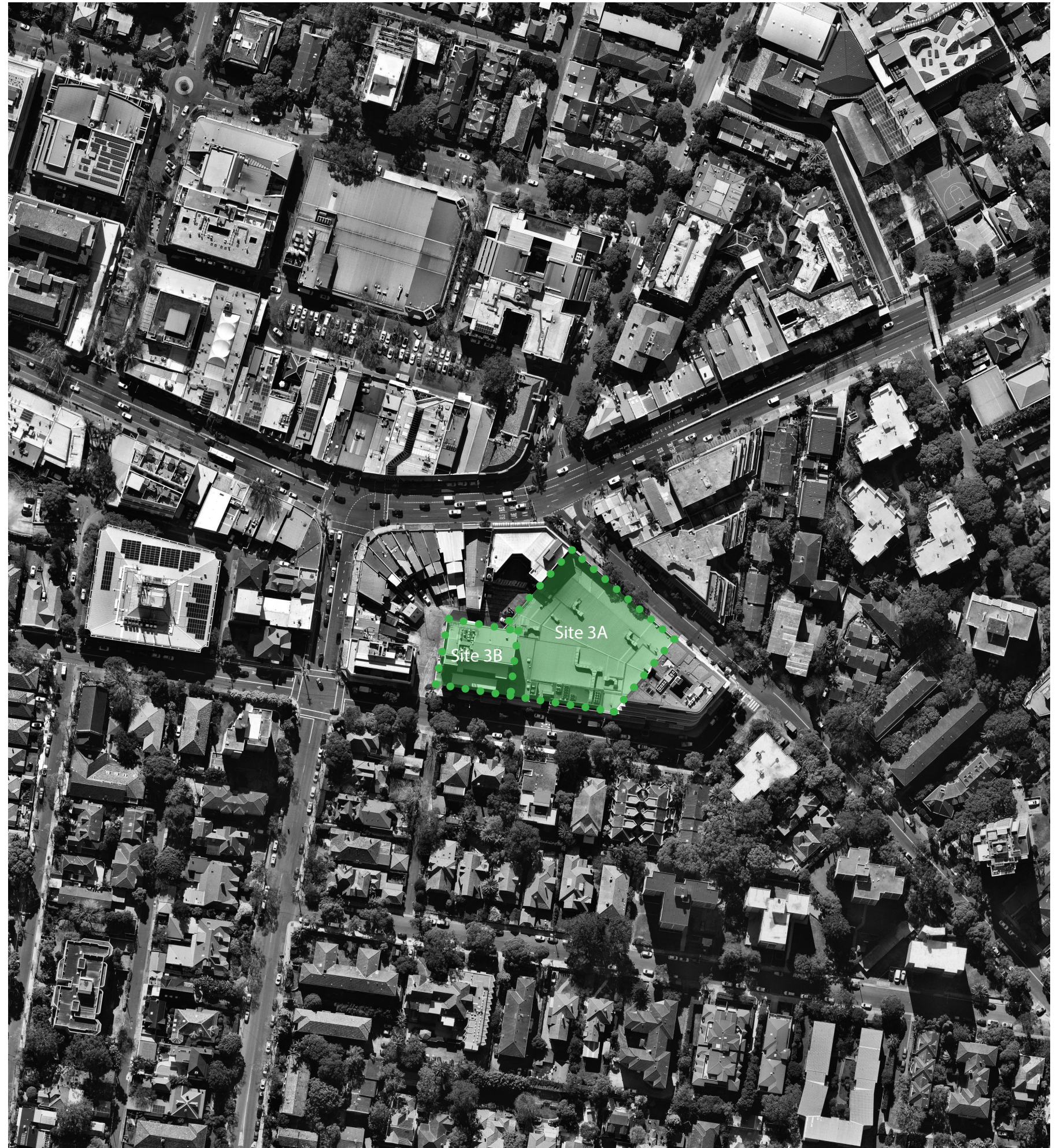
The Site

Land Area: 4,207 m²

Site 3A: 3,303 m²

Site 3B: 904 m²

Frontage: Rangers Road & Yeo Street
Existing: Supermarket, Retail and Car park



2.2 Context & Site Photos Neutral Bay



01. View from Yeo Street of the existing Woolworths supermarket

02. View from the corner of Military Road



03. View from Rangers Road of existing Woolworths Supermarket entry



04. View of adjacent residential developments on the South side of Yeo Street



05. View of adjacent multi-residential development on the eastern boundary - 11 Rangers Road.



2.2 Context & Site Photos

Aerial View

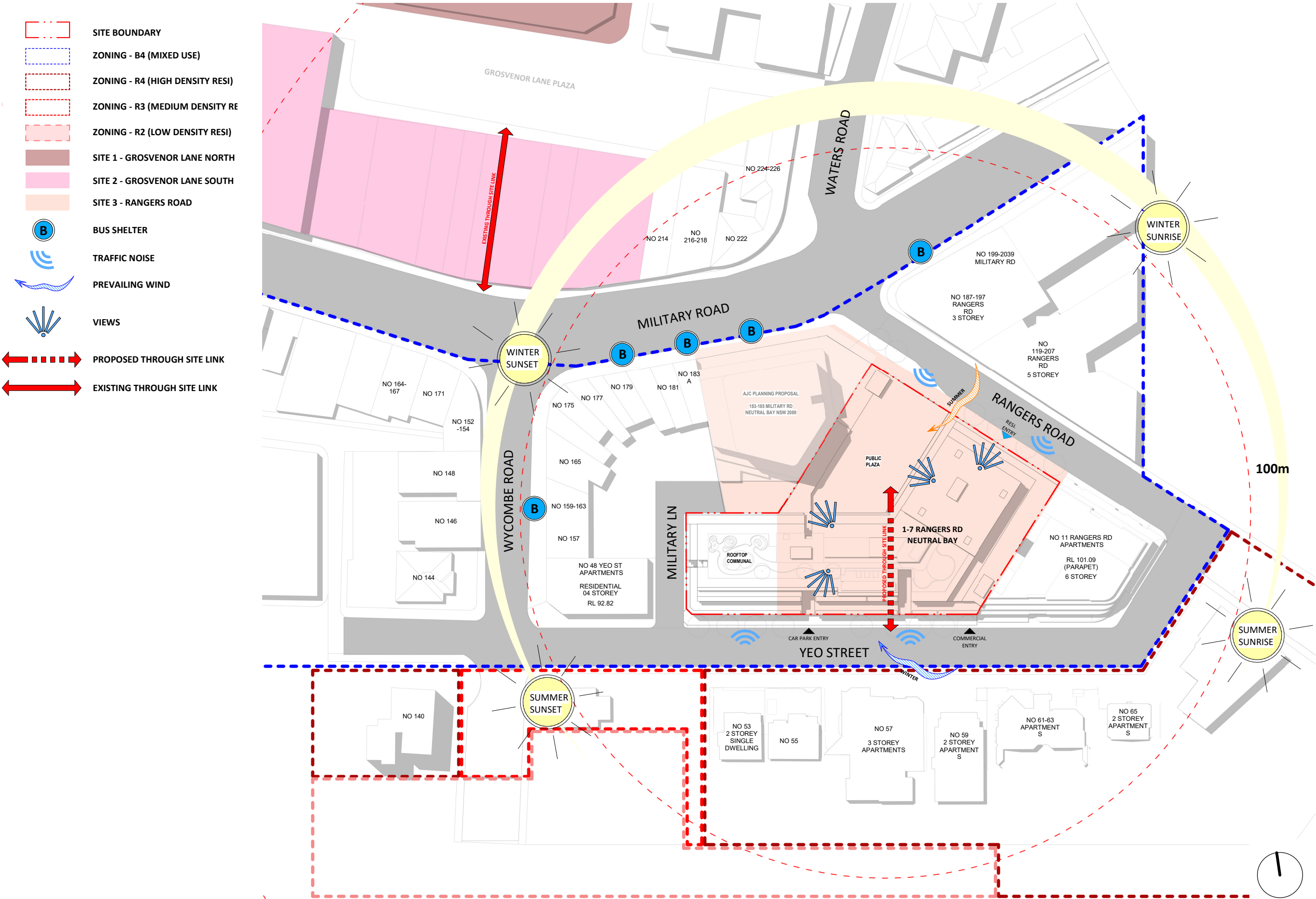


2.2 Context & Site Photos

Aerial View



2.3 Site Analysis
Site Plan



Military Road Corridor Planning Study

3.0

3.1 Neutral Bay Town Centre

Military Road Corridor Planning Study - Future Directions

NEUTRAL BAY TOWN CENTRE

Neutral Bay Town Center is a vibrant local center with a valued village feel. The location is well serviced with a variety of restaurants, cafes, shops and services. The area is well connected to the CBD and North Sydney centers with the Northern Beaches within easy reach for recreation and work. A decline in local jobs in the area has put pressure on the key development sites, with the Military Road Corridor Planning Study aiming to guide future developments in line with the expectations of the community.

Based on the community consultation and feedback received during the Study, for most new mixed use developments the following changes to the Planning Controls were proposed:

- Increase Non-Residential Floor Space (FSR) from 0.5:1 to 1.2:1
- Increase the maximum height limit from 5 storeys to 6 storeys
- Set new building setbacks at key locations along Military Road and near public open spaces

The adjacent diagrams indicates the boundary along Military Road corridor, with a subsequent Stage 2 area also defined in orange. The Site 3 area is indicated to also include key new public amenities, including a community center and public plaza.

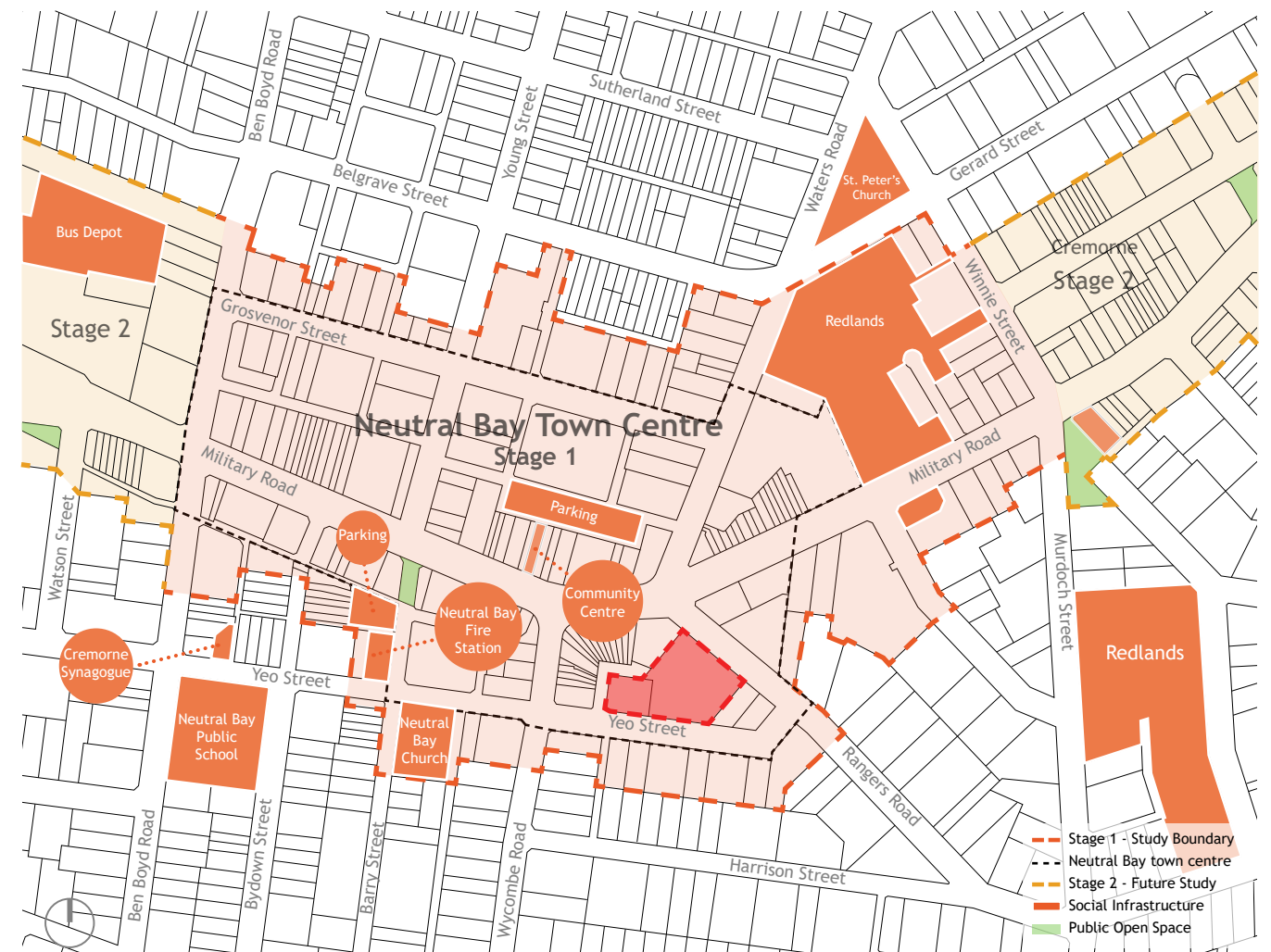


Figure 3 - Stage 1 boundary along Military Road corridor is outlined (orange) along with future Stage 2 study area (yellow). Existing social infrastructure and public open space in the area is also noted.

3.1 Neutral Bay Town Centre

Military Road Corridor Planning Study - Future Directions



Figure 5 - Council owned assets and proposed locations of new facilities in Neutral Bay town centre.

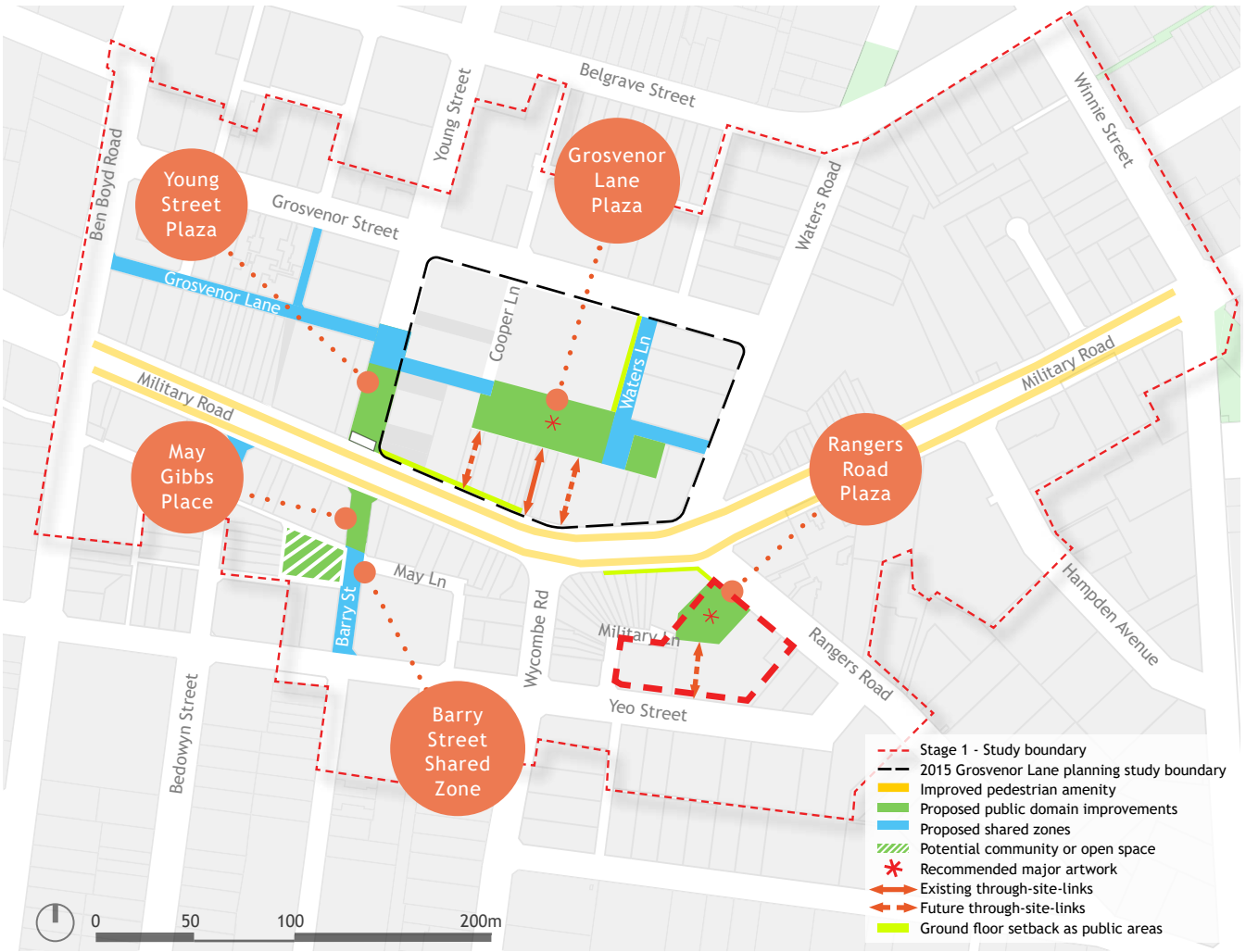


Figure 12 - Proposed public domain strategy for Neutral Bay town centre. This strategy focuses on pedestrian and public domain improvements throughout the town centre including the provision of new open space.

3.1 Neutral Bay Town Centre Planning Controls

BUILDING HEIGHTS & FLOORSPACE

The special Site 3 area is indicated for an increased building height transitioning from 12 storeys, 8 storeys and 6 storeys. The height controls contemplate an increase above the current heights to accommodate the increase of the Non-Residential FSR up to 2:1, as well as the allowance for significant community facilities.

The increased height is considered appropriate with a transition from 12 storeys on Military Road stepping down to 6 storeys toward the residential interfaces.

The subject development site has two Non-Residential FSR minimum controls, outlines below:

Site 3A: Minimum 2:1 FSR

Site 3B: Minimum 1.2:1 FSR

Based on the site areas, the average FSR control across the development site is:

Site 3 combined average: Minimum 1.83:1 FSR

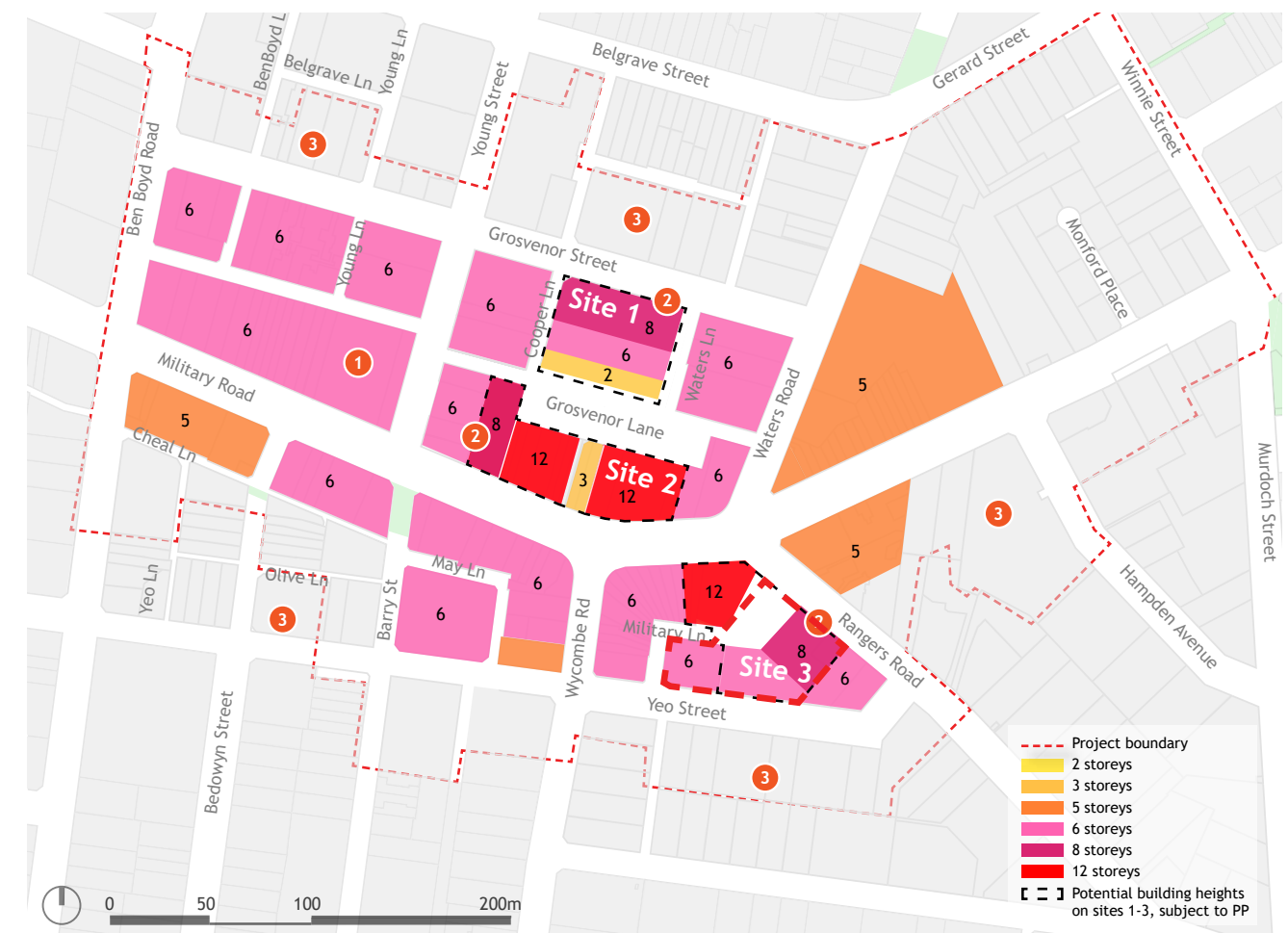


Figure 35 - Proposed new building heights controls (in storeys) in Neutral Bay town centre. A slight increase in the maximum building heights will cater to future jobs growth. The potential heights within the three outlined sites will first require detailed planning proposals and negotiations for VPAs or in-kind contributions before changes to the NSLEP 2013 are considered.

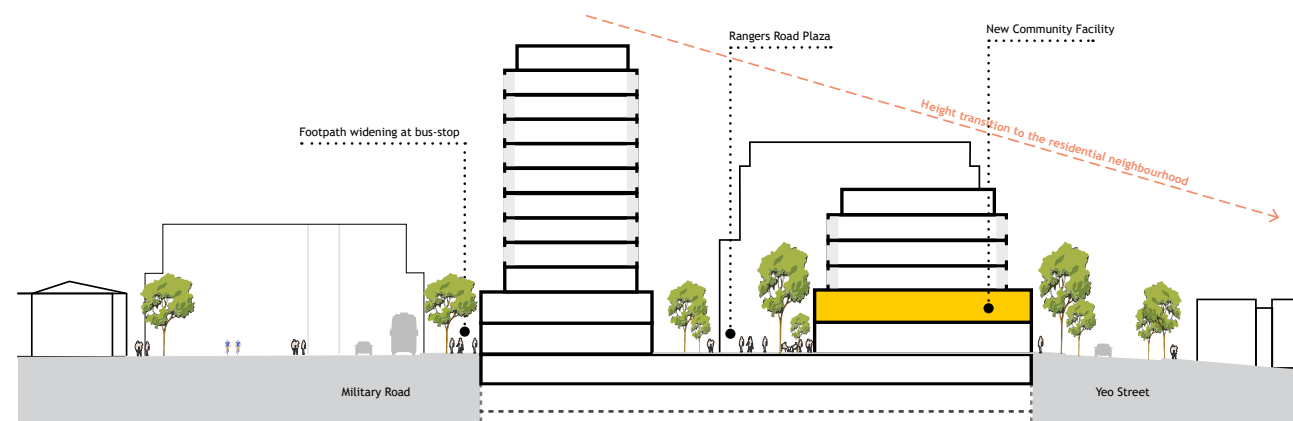


Figure 70 - Section of Site 3 - Rangers Road

3.1 Neutral Bay Town Centre Planning Controls



Figure 20 - (Top right) Proposed minimum increases to non-residential FSR in the NSLEP 2013 and further increases through planning proposals. (Bottom right) Indicative diagram showing increase as floor storeys.

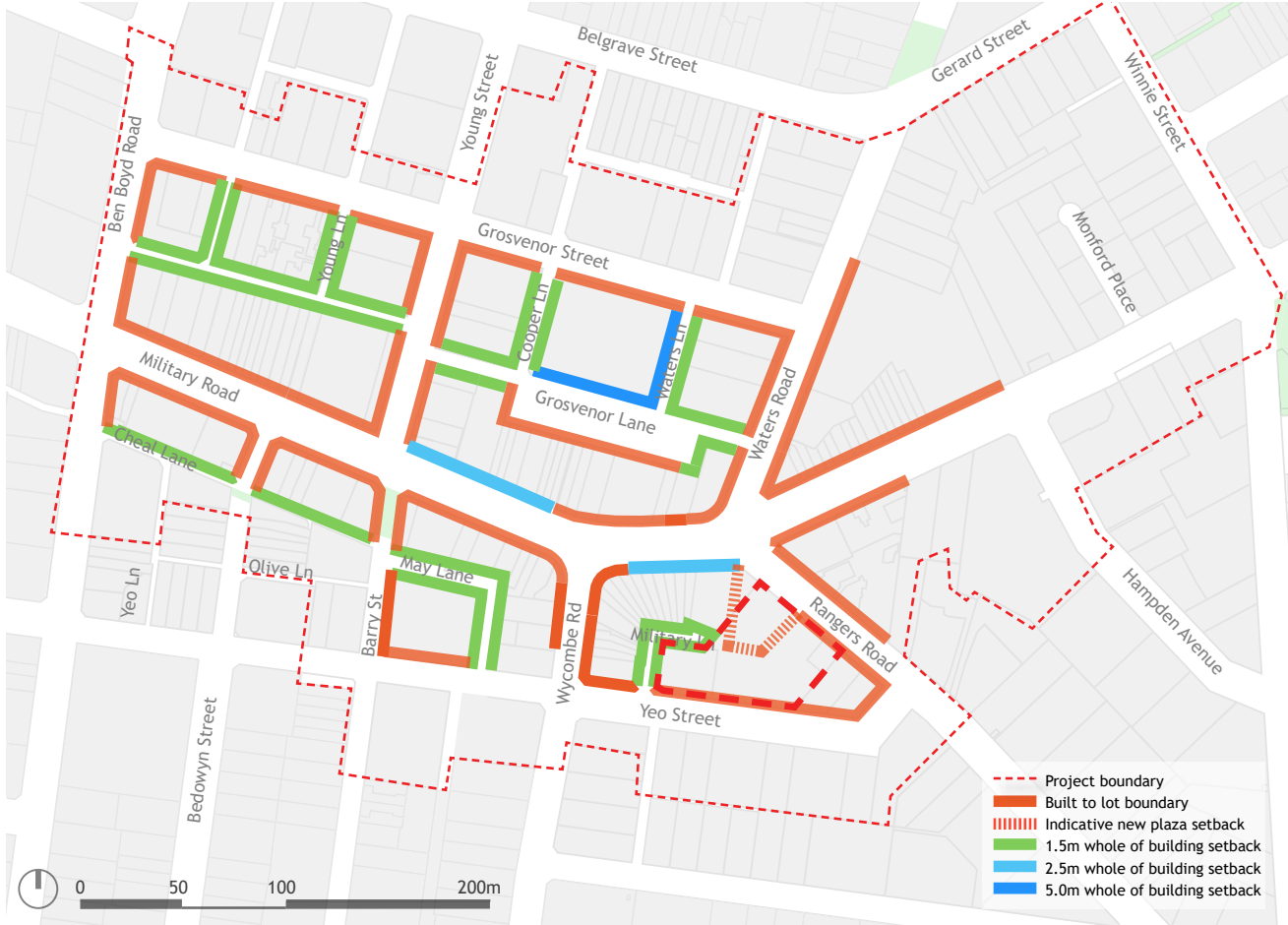
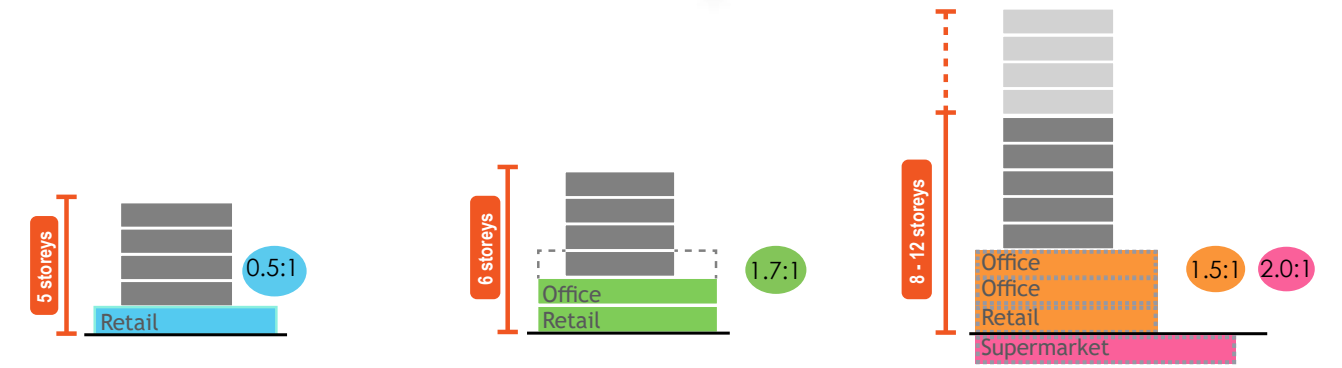


Figure 43 - Proposed minimum whole of building setback requirements. These setbacks will allow for the widening of footpaths and allow for deep soil zones to help rebuild Neutral Bay's tree canopies. At Grosvenor Lane it will provide a larger future plaza space and allow redirection of vehicles.



3.2 Site 3 - Rangers Road Site Specific Objectives

A new public plaza on the southern side of Military Road can be delivered by relocating the current supermarket underground. This would provide much needed open space and expanded retail opportunities to support population growth.

There is currently a high volume of pedestrian movement in the area from the supermarket making it an ideal location for more public domain space. The plaza would be activated by shops, restaurants, and cafes along the edges, creating a vibrant and safe open space for the community.

Key Objectives:

1. Underground the existing supermarket to support a 1,000m² plaza that has good year round solar access
2. Create a Through-Site Link from the new plaza to Yeo Street
3. Promote active edges around the plaza such as retails, cafes and outdoor dining. This includes a continuous line of fine-grain retail flowing into the space from Military Road.
4. Encourage alfresco dining and other late-night trading opportunities in the plaza
5. Entries into the supermarket or underground parking should be integrated along the edges of the plaza to ensure the plaza is not encumbered by built structures
6. Add landscaping, paving, major artwork, on street bicycle parking and street furniture

The development proposal seeks to deliver the Rangers Road Plaza, a high quality community facility that will activate and reinvigorate the public domain.



Figure 15 - Artist's impression of the future Ranger Road Plaza. The space will be activated by retail, cafes and restaurants along the edges and a continuous, open plaza which can host a variety of community events.

3.2 Site 3 - Rangers Road

Increased Employment Capacity

Increased Employment Capacity

Current planning controls with North Sydney Council's LEP 2013, specifically the non-residential floor space ratio (FSR) could result in a reduction of 1,500 jobs in the Neutral Bay area, far below the expected demand by 2036.

Under the current controls, sites have a minimum non-residential FSR of 0.5:1. By increasing the minimum non-residential FSR in the mixed use zone, this reduction in employment can be reversed. The objection of increasing the non-residential FSR from 1.2:1 and above, means Ground Floor retail is retained, but also in the levels above, providing a variety of retail, commercial and community uses.

The adjacent aerial image indicates the proposed built form envelopes and the contemplated building heights. An increase in the building heights allows for the increase of the employment generating floorspace, as well as to offset the public domain enhancements including the delivery of a 1,000m² public plaza.



Figure 47 - Aerial of indicative proposed development envelope. The built form maximum heights (in storeys) will be achieved through planning proposals that are subject to further public exhibition processes. An increase of one storey is proposed across the town centre which would be through an amendment to the NSLEP 2013.

3.3 Built Form Framework Planning Control Summary

Public benefits



Figure 74 - Public benefits

New community facility (1,000m²)

Public plaza (1,000m²)

Through-site-link

2.5m whole of building setback along Military Road that includes deep soil zones for large trees

Secured public commuter bicycle parking (14 spots)

Maximum building height

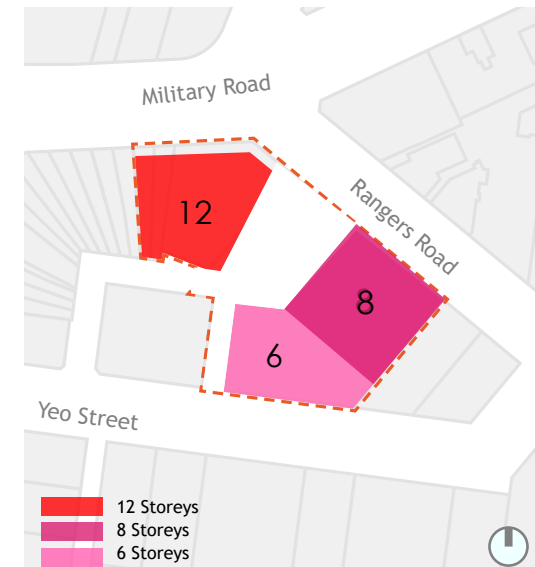


Figure 75 - Proposed maximum building heights

Maximum building heights at 6, 8 and 12 storeys

Solar access

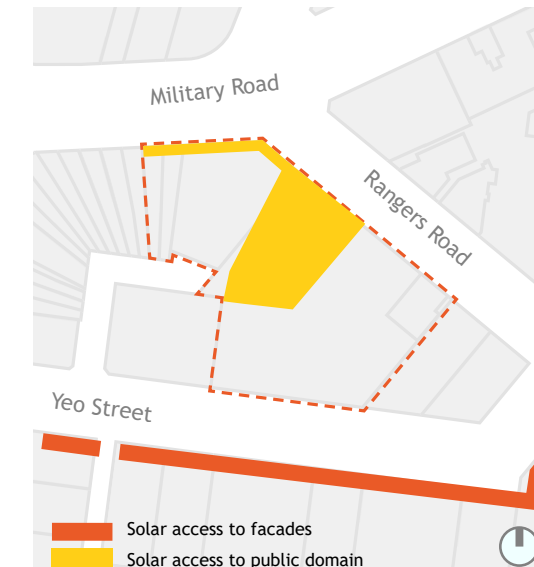


Figure 76 - Solar access requirements

Aim to maintain minimum of 2 hours of sunlight to 70% of residential dwellings within a building consistent with the solar provisions of NSDCP 2013 and SEPP65

Built form should demonstrate improvements to solar access to the surrounding public domain compared to existing controls

Underground parking



Figure 77 - Underground parking

Underground basement including parking and loading with minimum impacts to the local streets

Whole of building setbacks

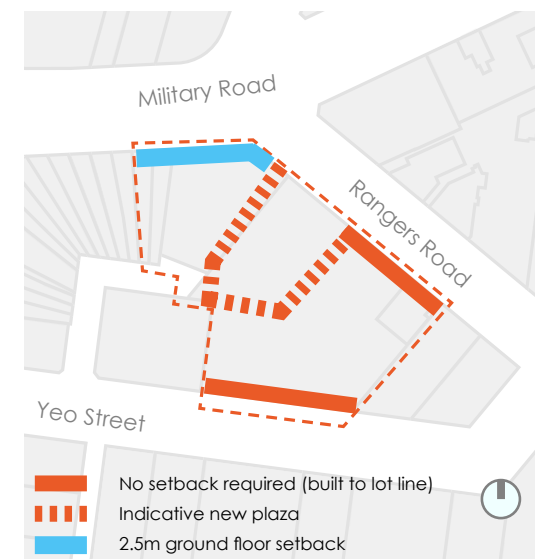


Figure 78 - Whole of building setbacks

Provide 2.5m whole of building setback from Military Road to widen footpath and provide better amenity

Above podium setbacks

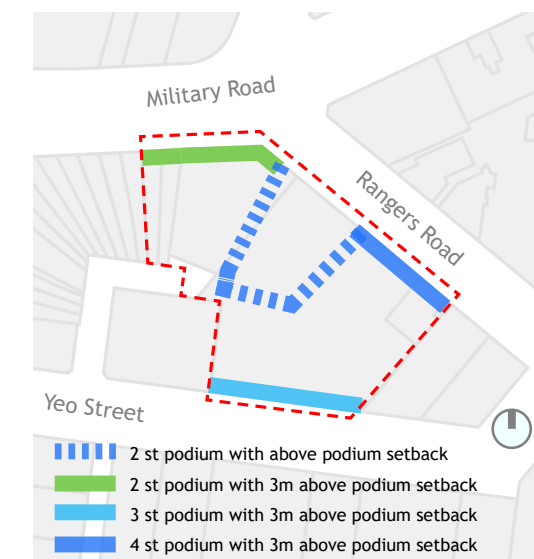


Figure 79 - Above podium setbacks

Provide podium height that responds to the context

Provide a podium level around the new plaza that reinforce the village atmosphere

Side setbacks according SEPP65

Built Form Proposal

4.0

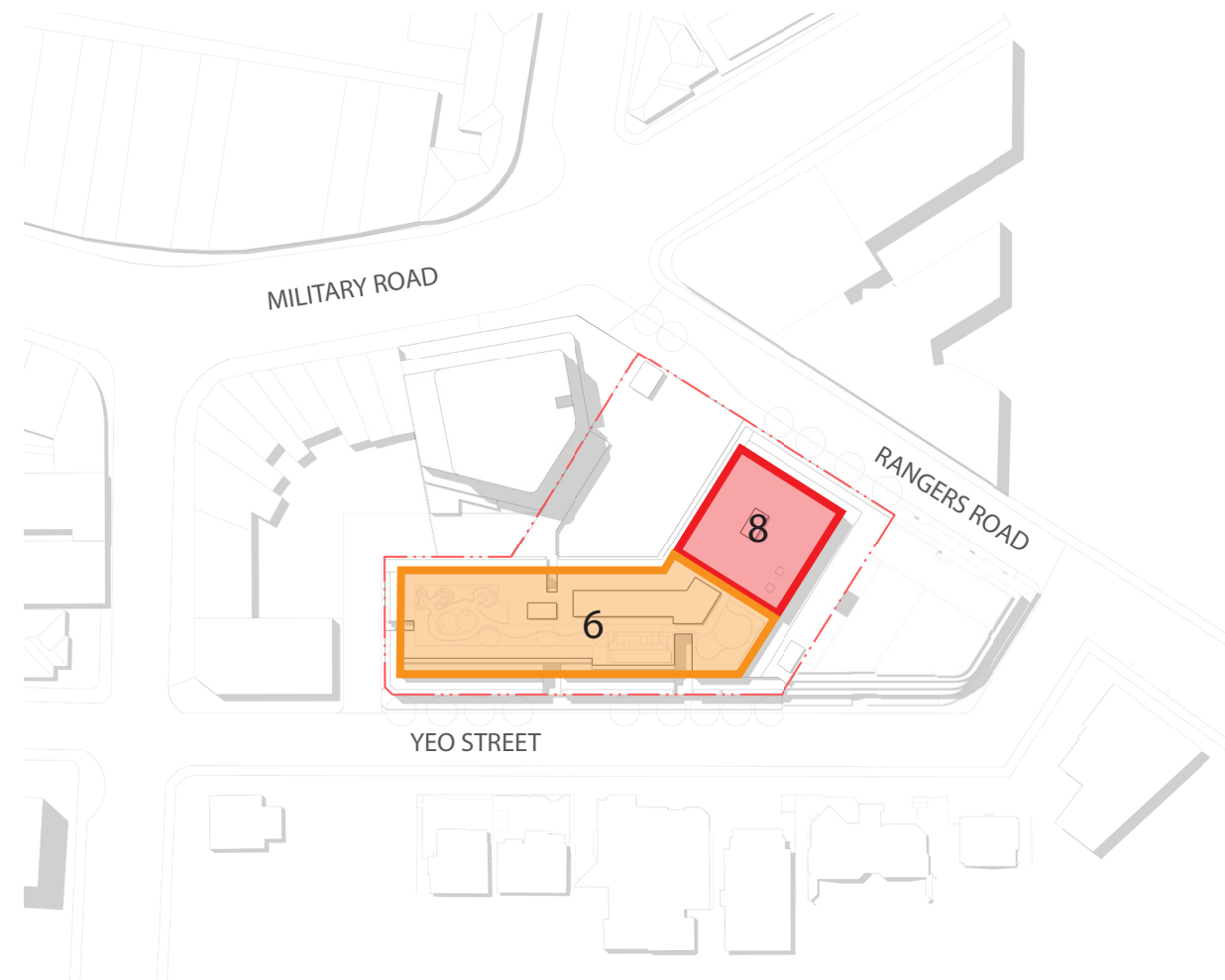
4.1 Project Summary

Key Controls

| | CONTROL | PROPOSED - PP2 |
|---|--|--|
| SITE AREA | 4,207 m ² | Site 3A: 3,303m ² Site 3B: 904m ² |
| FSR (Non-Residential GFA) | Site 3A: 2:1 Site 3B: 1.2:1 | Combined FSR 1:1.87 |
| MASTERPLAN HEIGHT | Site 3: 12, 8 and 6 storeys | 6 and 8 storeys |
| SETBACKS | <p>Rangers Road - 4 storey podium 3m setback on levels above</p> <p>Plaza - 2 storey podium, 3m setback on levels above</p> <p>Yeo Street - 3 storey podium to boundary with 3m boundary setback above</p> <p>1.5m Laneway setback</p> | <p>Rangers Road - 4 storey podium 3m setback on levels above</p> <p>Plaza - 2 storey podium, 3m setback on levels above</p> <p>Yeo Street - 3 storey podium to boundary with 3m boundary setback above</p> <p>0m Laneway setback</p> |
| BUILDING ENVELOPE | 12 storey facing Military Road, 8 storey facing Rangers Road and 6 storey facing Yeo Street | 8 storey facing Rangers Road transitioning to 6 storeys facing Yeo Street |
| PLAZA AREA | 1000m ² | 1,100m ² (Plaza approx 25m x 43m) (*includes Through Site Link) |
| PLAZA SOLAR ACCESS | 800m ² | 690m ² at 10am (69% in Sun) |
| PUBLIC DOMAIN REQUIREMENT | DEVELOPMENT SITE TOTAL 1,125m ² | TOTAL 1,100m ² |
| MASTERPLAN SITE 3: TOTAL 1250m ² | (exc. 2.5m setback Military Road Cnr = 125m ²) | Plaza = 940m ² Through Site Link = 160m ² |
| COMMUNITY CENTRE | 1000m ² | Community Center to be allocated to adjacent site within SITE 3 Masterplan Area |
| APARTMENT NUMBERS | | 62 Apartments |
| CROSS VENTILATION | 60% CROSS VENTILATION | 37 of 62 = 60% |
| SOLAR ACCESS | 70% SOLAR ACCESS (2HRS - MID WINTER) | 44 of 62 = 71% |
| CARPARKING NUMBERS | | 372 Car Spaces |
| COMMUNAL OPEN SPACE | 25% OF SITE AREA | 1,100 Plaza + 580m ² Level 5 Rooftop TOTAL = 1,680m ² / 40% |
| DEEP SOIL | 7% | 0% - FULL BASEMENT FOR SUPERMARKET |

4.2 Built Form Proposal

Detailed Design Considerations

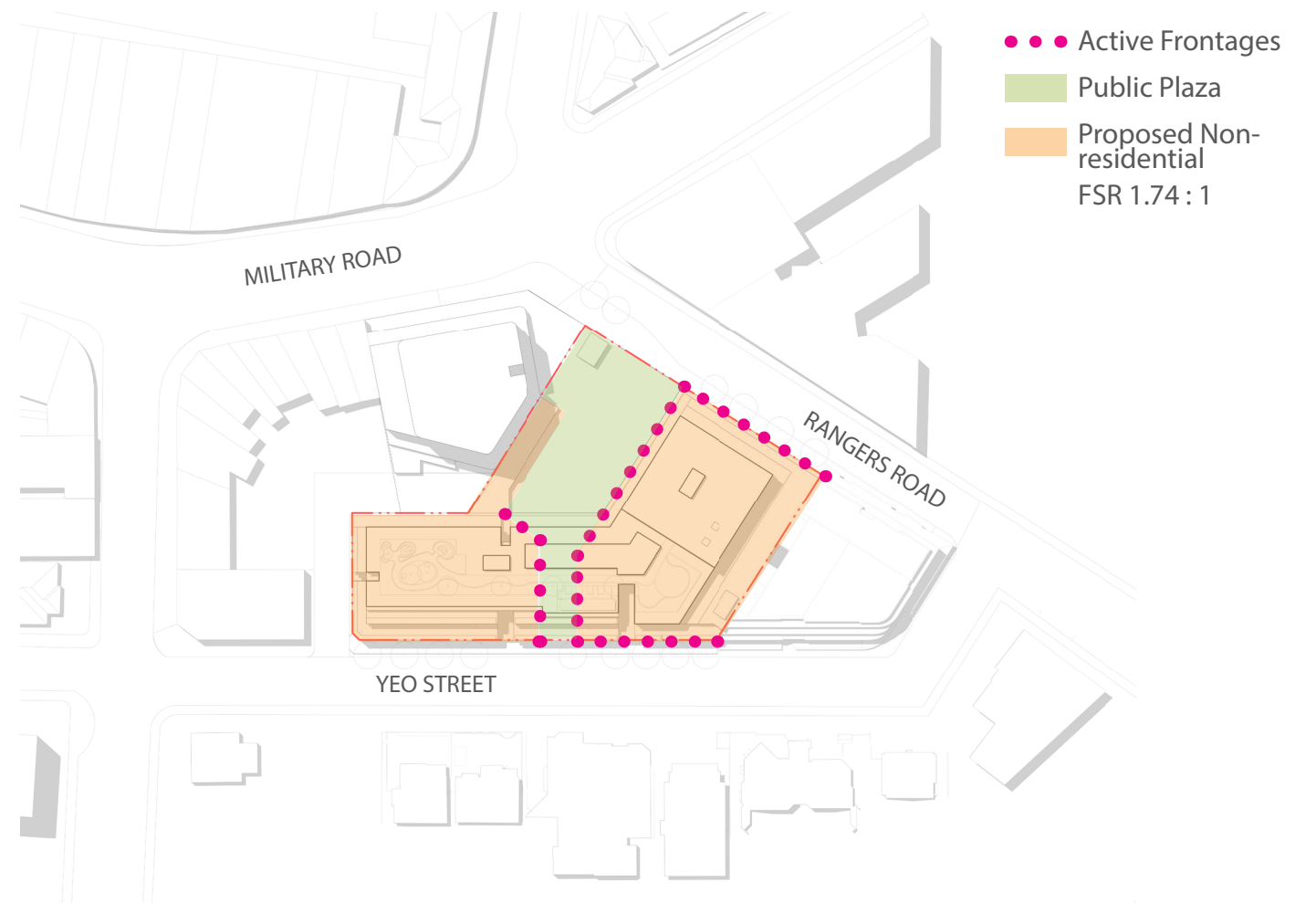


Building Heights

The design consideration in the masterplan is for varied height controls from 12 storeys (to the corner of Military Road), transitioning to 8 storeys and 6 storeys. The intent of the masterplan is to transition in height from Military Road to Yeo Street, which has been accommodated in the proposal, matching in height to the masterplan.

Masterplan - 8 storeys & 6 storeys

Proposal - 8 storeys & 6 storeys



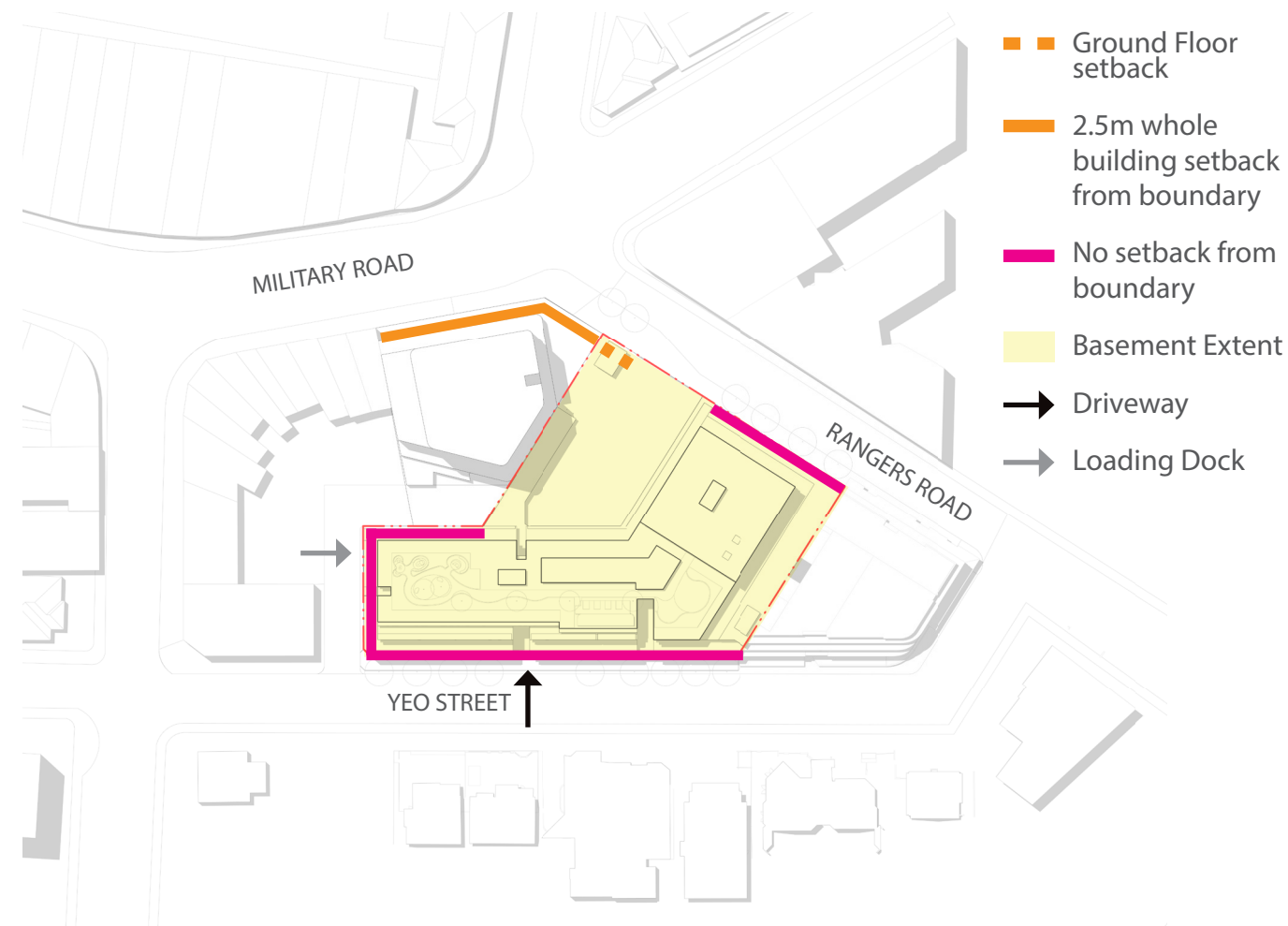
Active Frontages + FSR Controls

The controls stipulate that all frontages facing the new public plaza as well as street facing frontages should be active frontages. This enables the continued activation of the new public precinct.

It is also a requirement to achieve a minimum FSR of 2:1 for all non-residential programs of the development. This is aided by the requirement to achieve a public plaza, active frontages to all edges of the plaza as well as podiums adjacent to the new through-site link in an effort to activate this corridor of Neutral Bay and provided an elevated level of public amenity.

4.2 Built Form Proposal

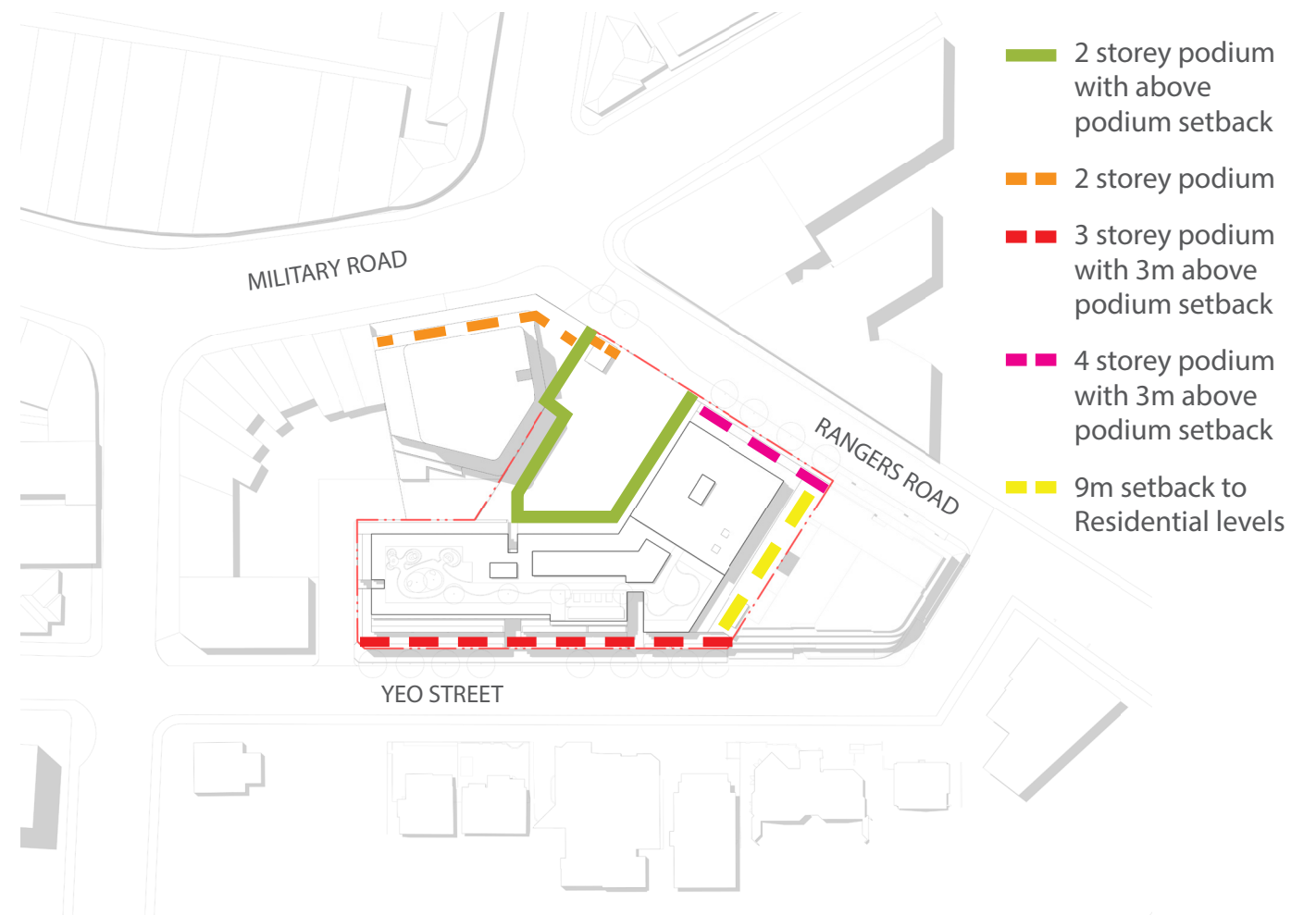
Detailed Design Considerations



Underground Parking

The masterplan highlights the requirement for a 2.5m setback from Military Road whereas podiums facing Rangers Road and Yeo Street can be built to the boundary. To allow future flexibility to the remainder of Site 3 a, the plaza is open for much of the north-east boundary.

The vehicle entry position from Yeo Street complies with the masterplan, with the loading dock facilities for the basement supermarket retained in the current position on site where it is least visible and does not conflict with pedestrian movement. The functionality of the Loading Dock means that a 1.5m Laneway widening has not been proposed. As per the masterplan, an underground basement fills the site.



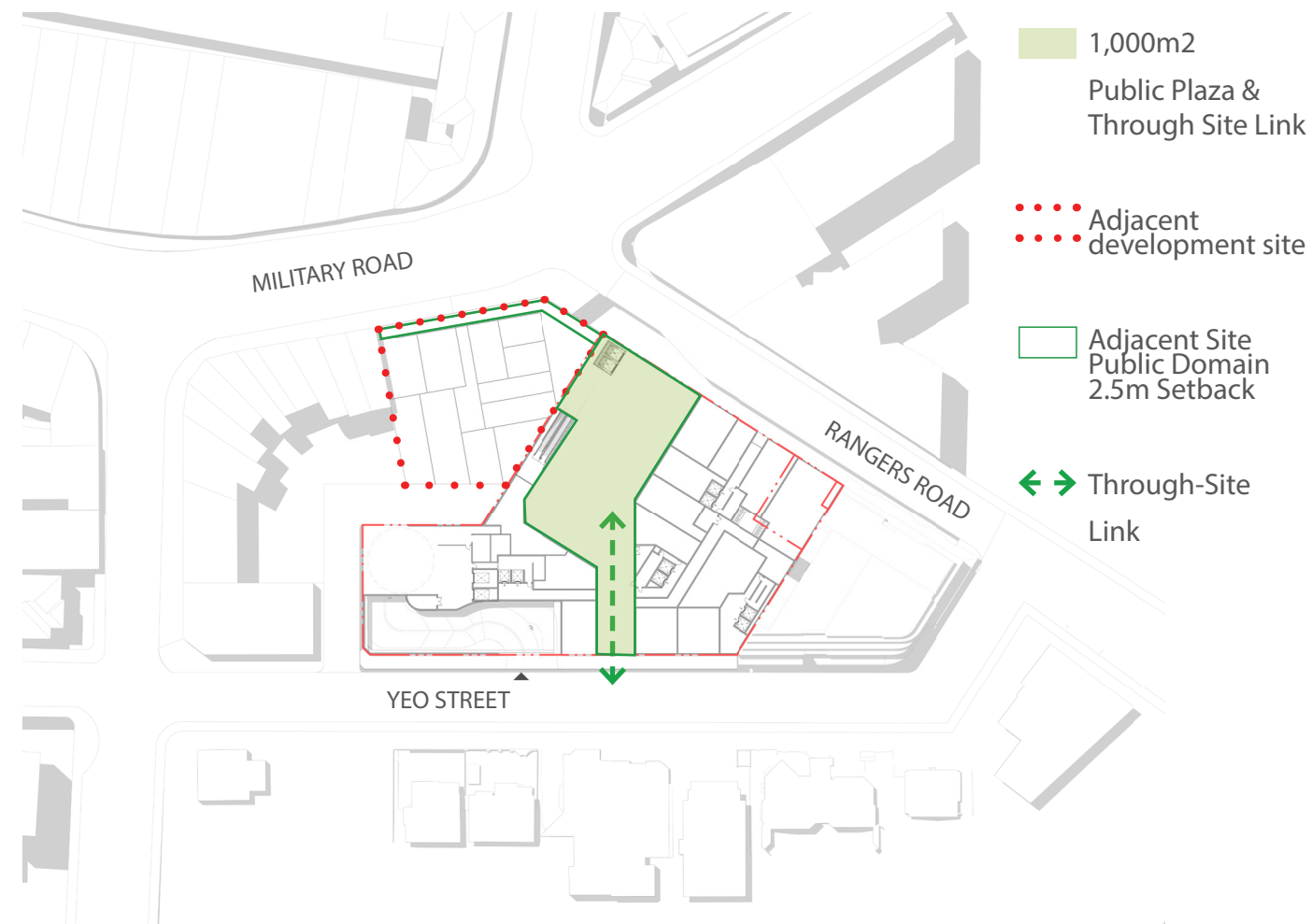
Above Podium Setbacks

The above podium setbacks are in line with the masterplan. The Rangers Road frontage proposed a 4 storey podium with a 3m setback above. Yeo Street proposes a 3 storey podium with a 3m setback above. The proposal also incorporates a 2 storey awning to provide a more pedestrian scale and further enhance the transition in height. The Retail and Commercial facing the new public plaza is expressed as a continuous 2 storey podium with a 3m setback above.

The setback from the Eastern boundary achieves a minimum of 9m in the Residential levels to allow adequate ADG compliance. The resulting 8 storey mass has a reduced building depth (21m) when compared to the masterplan building depth (33m) in order to provide appropriate residential amenity and layouts.

4.2 Built Form Proposal

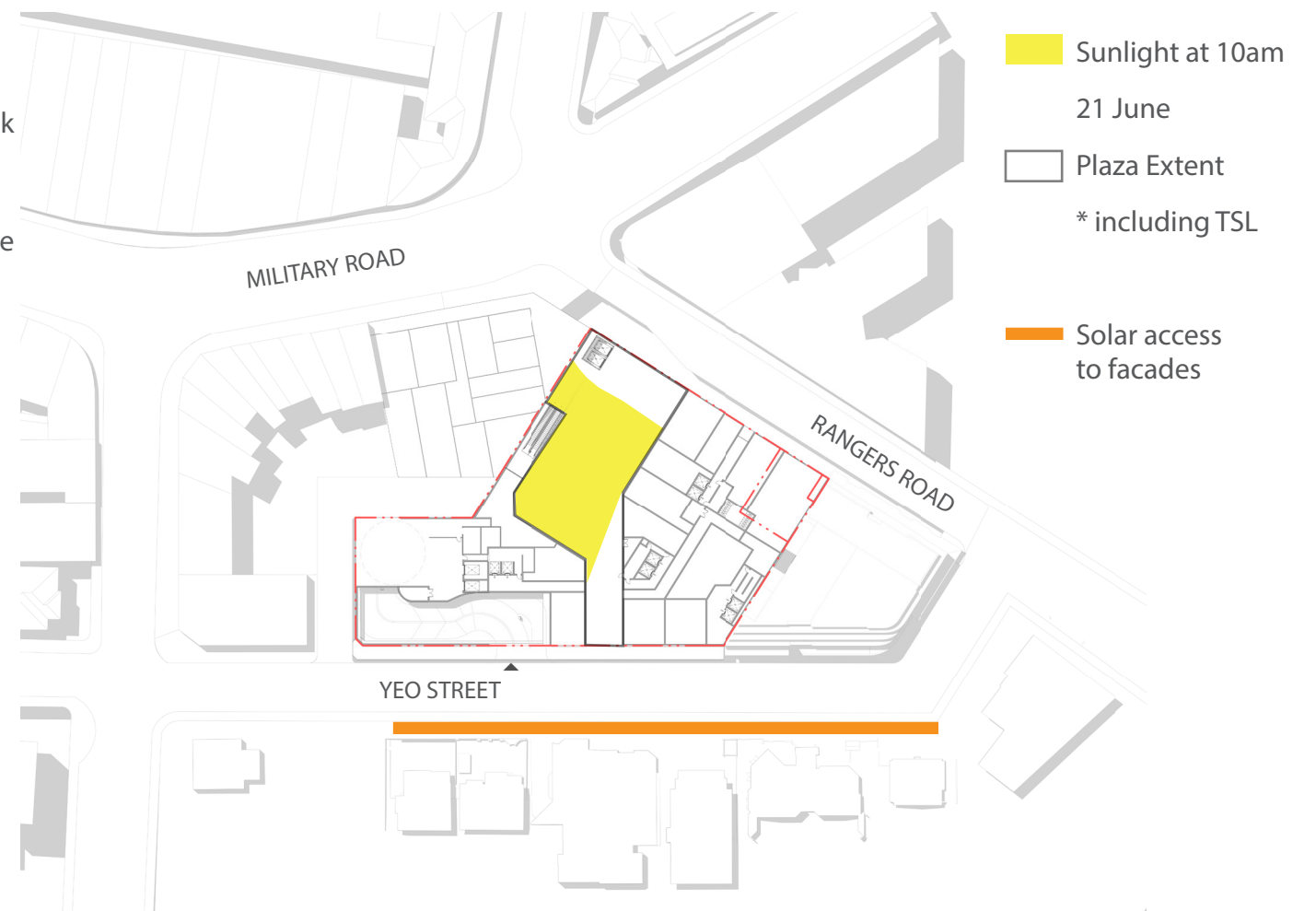
Detailed Design Considerations



Public Benefit

The masterplan highlights the requirement for 1250m² of new public domain area, comprising a new 1000m² plaza, 2.5m setback from Rangers Road, and a through-site link between Rangers Road and Yeo Street. The masterplan also requires a 1,000m² community facility, and allowance for commuter bicycle parking (14 spots).

As the development site area is a partial component of the Masterplan Site 3, the proposal assumes a future development on the adjacent site would also seek to deliver a portion of the public benefits. The public plaza will be delivered under this proposal, with the community center allocated to a future development of the Adjacent Development Site.



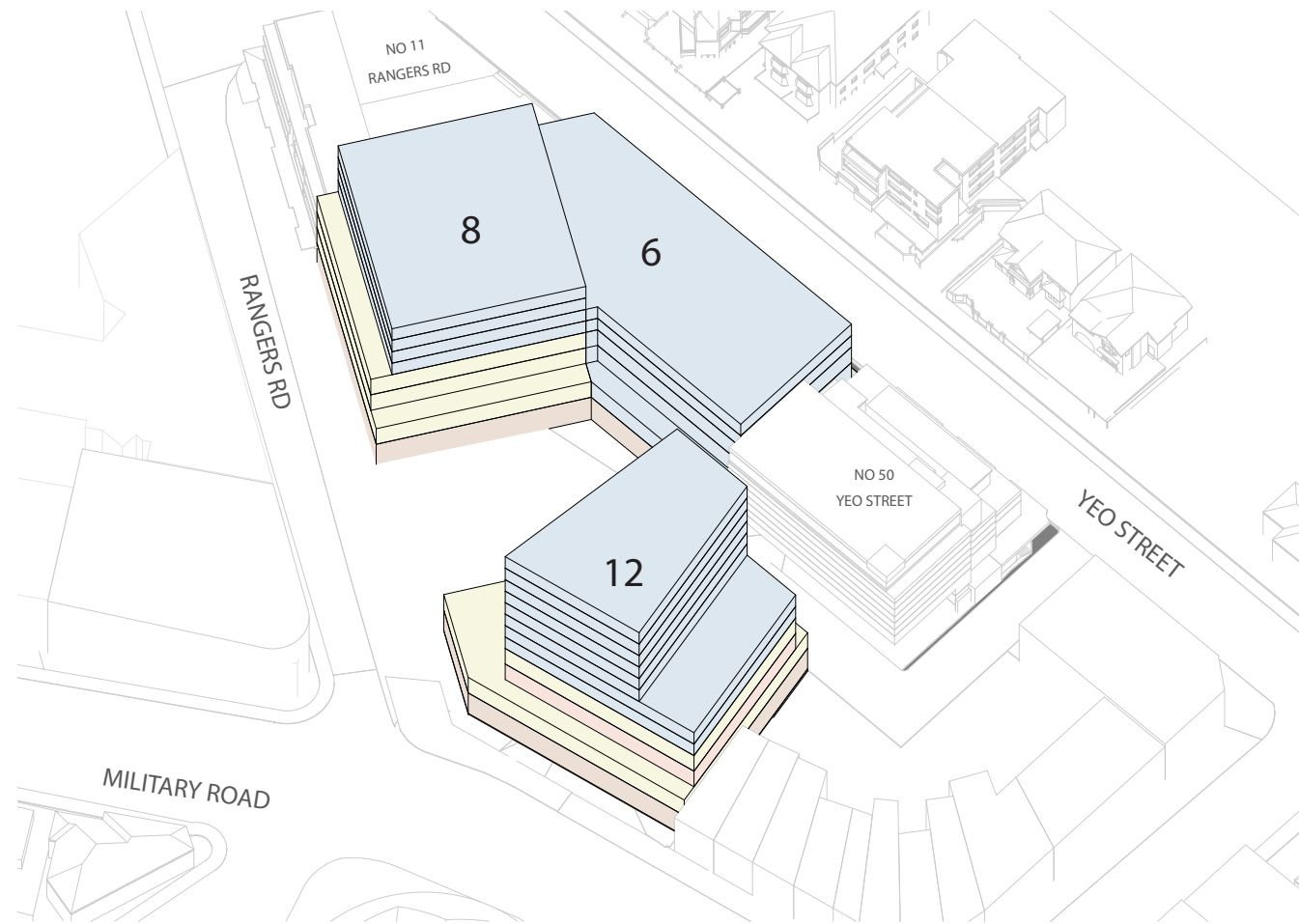
Solar Access

The masterplan massing is modeled to achieve an increased amount of sunlight to the public plaza than the existing controls. The above diagram illustrates a total of 690m² of sunlight in the plaza on 21 June at 10am, which is 63% of the total plaza area.

Detailed shadow studies have also been prepared to illustrate the solar impacts to the residential properties on Yeo Street. The studies illustrate a comparable shadow impact from the masterplan massing to the proposed massing. The proposal has a minimal impact when compared to the existing shadow, with the majority of existing primary living areas and private open space along Yeo Street oriented away from the affected facade.

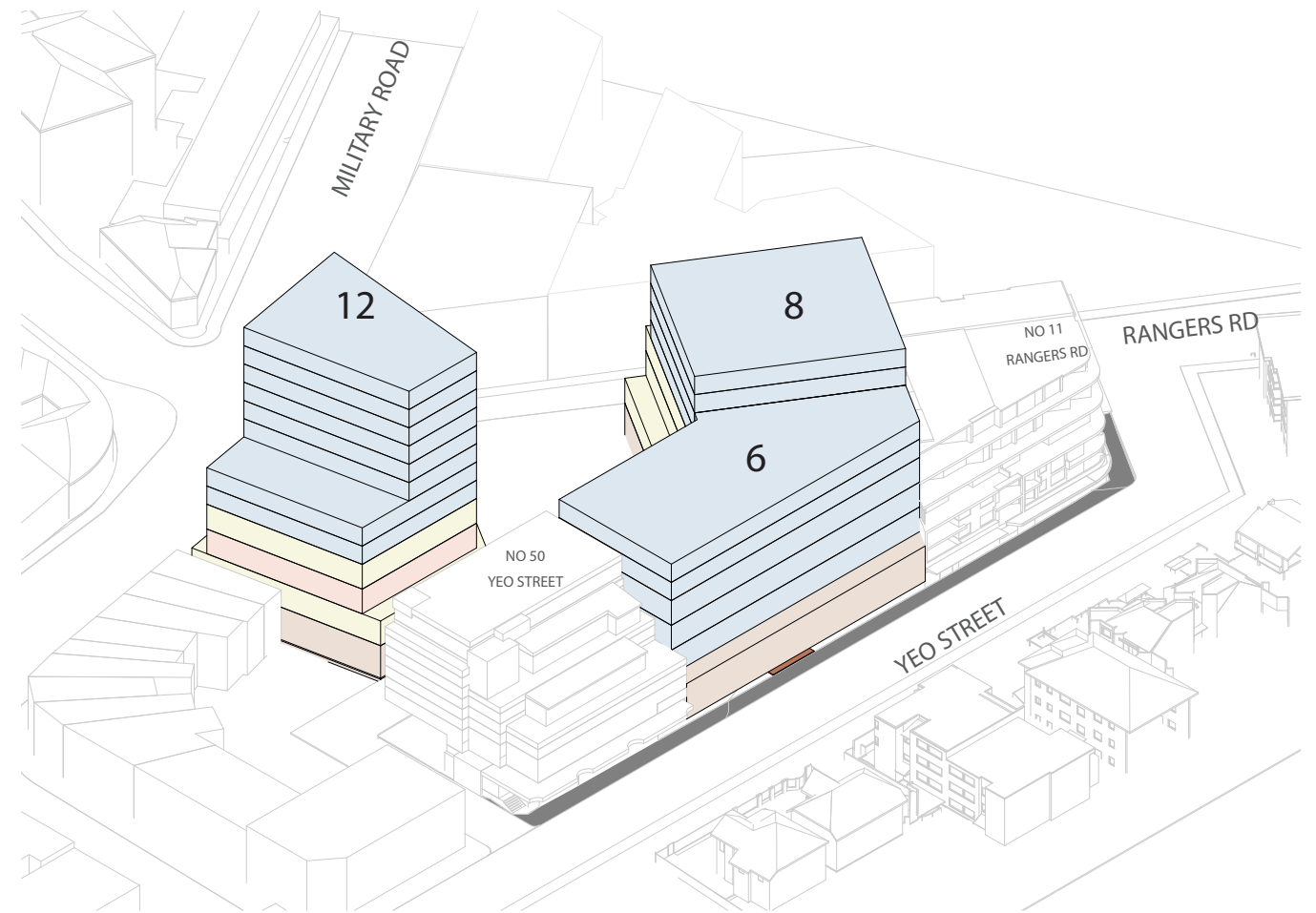
4.3 Masterplan Massing Comparison

Masterplan Massing Diagrams



Neutral Bay Corridor Strategy Scheme
Image 01

The North Sydney Council Neutral Bay Center Future Directions Plan highlights a maximum building height of 12 storeys. The 12 storey tower is located on the adjacent site at 183-185 Military Road. This site is not subject to this planning proposal, however has been considered in the design, massing and allocation of areas on the subject site.

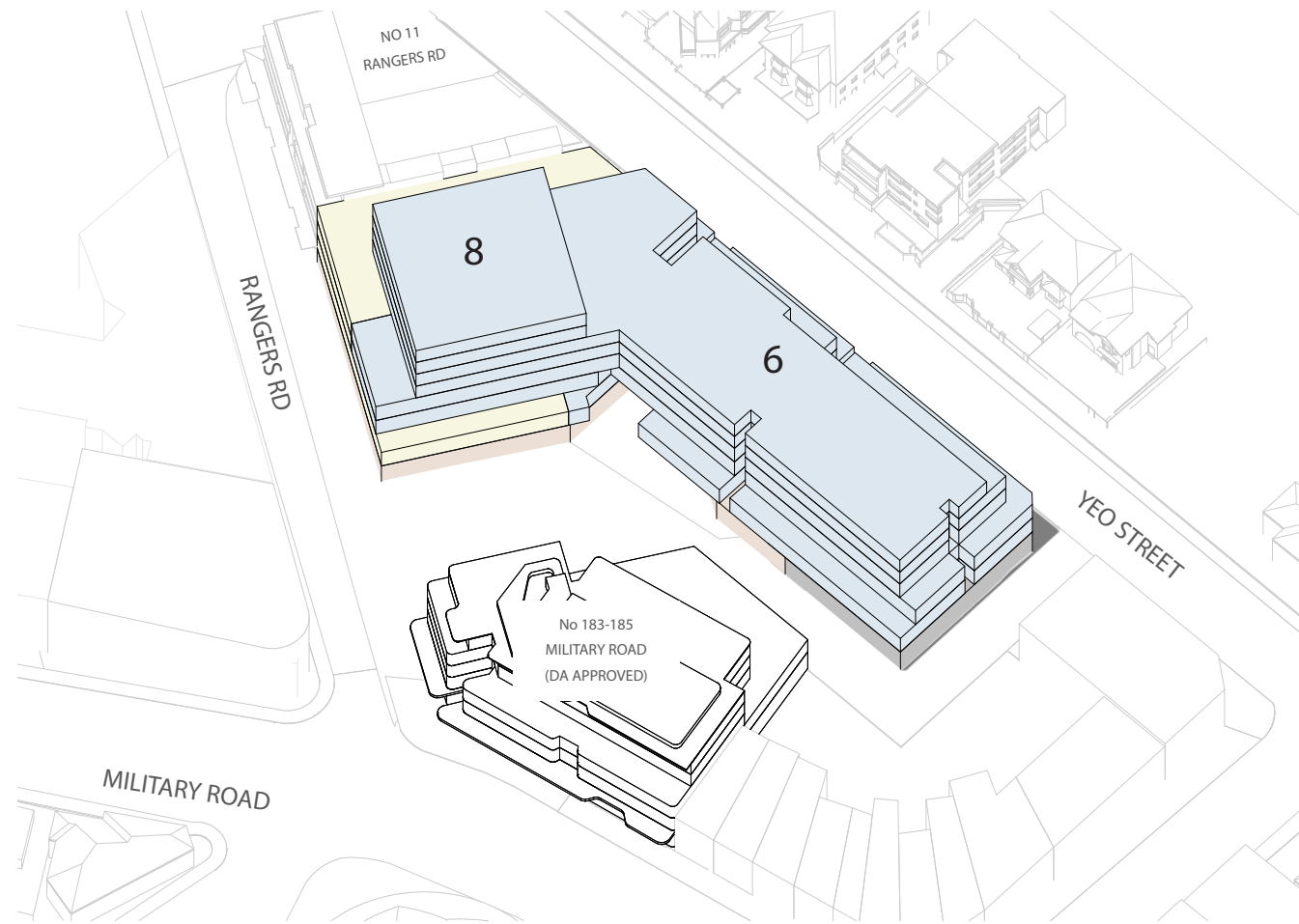


Neutral Bay Corridor Strategy Scheme
Image 02

The Image 02 view shows the masterplan massing from Yeo Street. Site 3 did not include the site at 50 Yeo Street, an existing 5 Storey commercial building. This site has been included in the proposal.

4.3 Masterplan Massing Comparison

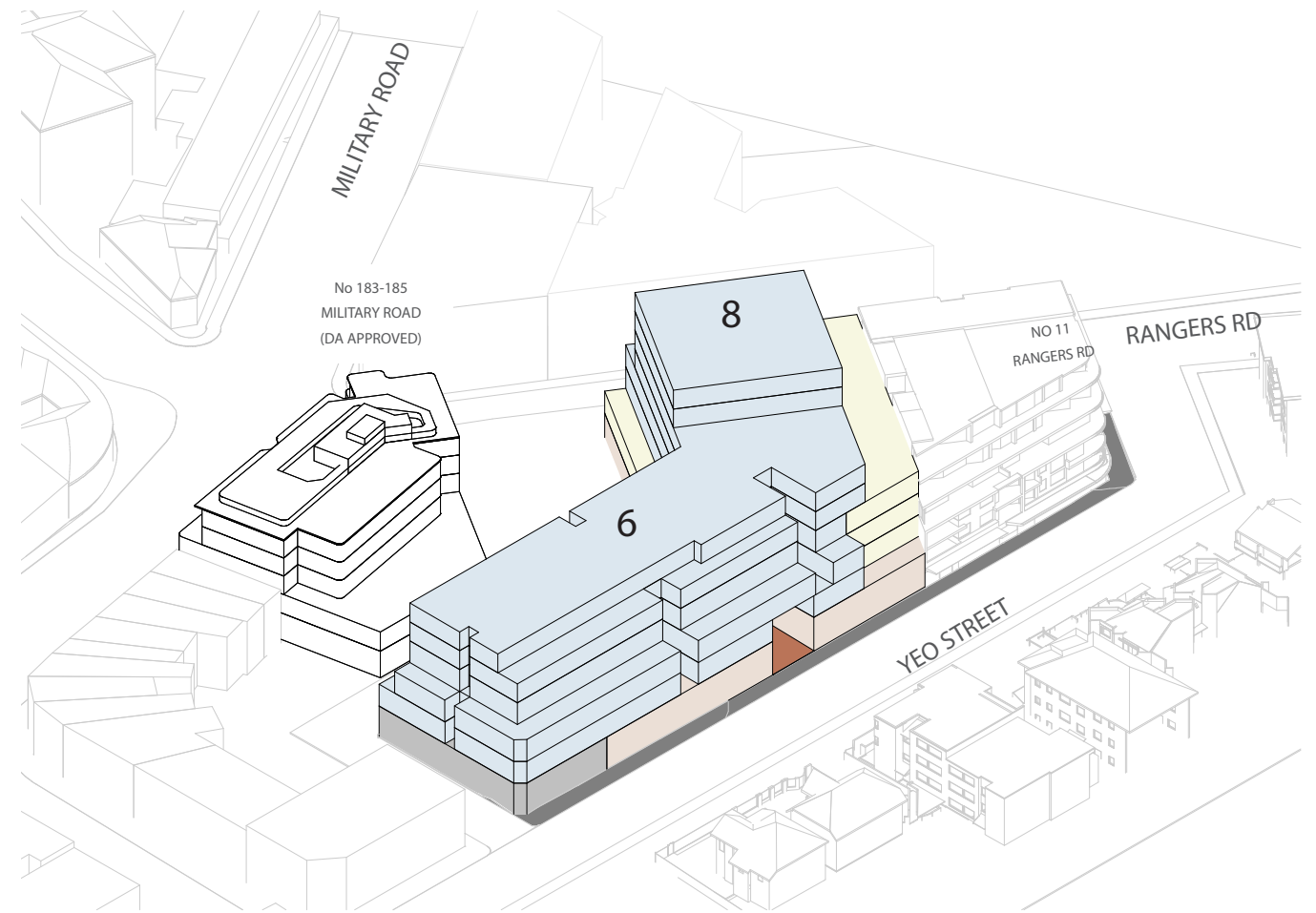
Proposed Massing Diagrams



Proposed Scheme
Image 01

The height, bulk and scale is generally consistent with the precincts' masterplan connecting into the wider context and relating to the height of the 70's apartment buildings that exist on Military Road.

The proposal transitions in height – being the highest towards Military Road and stepping down to Yeo street to respect the lower scale nature of the residential properties. Setbacks in the building form, create a strong podium reading, carrying the shopfront typology along Rangers Road and the new Plaza, creating a pedestrian scale and highly activated ground plane. The building is stepped to reduce overshadowing along Yeo Street.



Proposed Scheme
Image 02

The building form has been broken into distinct forms to break down the mass and create articulation between the podium, and upper floors. 3.5m wide vertical slots provide a break in the Yeo Street frontage and provide natural light and ventilation to the corridors.

An 8m wide, double height Through-Site Link creates a visual and physical connection through the site, allowing increased retail frontage, pedestrian links from Rangers Road to Yeo Street, and a visual connection throughout the plaza. The 8-Storey Residential massing is reduced in width compared to the Masterplan, to provide appropriate building depth in compliance with the ADG.

Design Response

5.0

5.1 Design Inspiration

Natural Landscape

Inspired by the naturally occurring landscape character of Neutral Bay, the design integrates public activation with a natural and refined aesthetic, providing an activated, unique and integrated public domain. The gentle curves of the sandstone gully's and Angophora Trees that have existed in Neutral Bay's natural context, inspired an architectural language that is organic, curved, and sophisticated. The natural facade ties into Neutral Bay's past and aims to invigorate Rangers Road with community facilities and public domain activation.

The design combines natural materials, with a fine-grain detail – the natural textures and organic lines distinguish a unique architectural language for Neutral Bay that aims to be more connected with the landscape than the built form.

Rangers Road and Yeo Street are activated with outdoor dining which enhances the public domain, and allows not only outdoor seating, but also community events such as weekend markets, outdoor performance, and spill over from the community facilities with the plaza. The through-site link and plaza incorporates high quality paving, new landscape and canopy trees, and prioritizes the pedestrian movement.

01-04: Reference Image - Natural Landscape character of Neutral Bay

05: Indicative Plaza - Koichi Takada Architects





5.1 Design Inspiration

Design Vision

The design will be visually connected to Military Road, with open corners to Rangers Road, the wide Plaza entry an large open space will promote outdoor dining, children's play and community interaction. The perimeter retail to the Plaza expresses a double height volume to enhance the layers of activation both at the ground floor and level 1. The through site link visually connects the plaza to Yeo Street, activating the side streets and inviting public into the development from all directions.

The outdoor dining is covered and protected by the feature awning, allowing the spill out of retail/cafe tenants to engage with the public domain, while providing a protected path of travel for pedestrians. The feature awning is supported with organic columns reminiscent of the branches of a tree, greenery spills over the awning effectively continuing the landscape character from the public domain up onto the building façade.

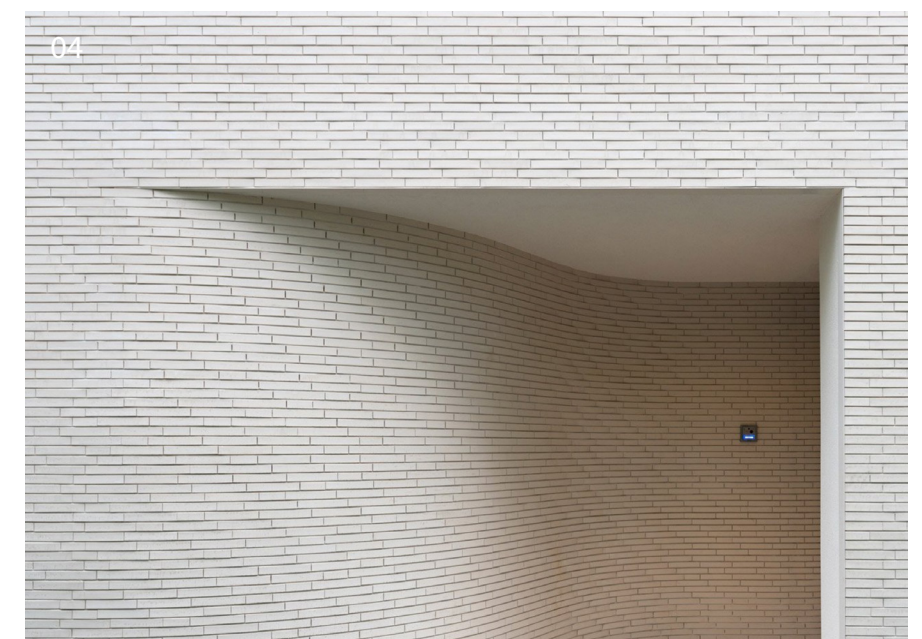
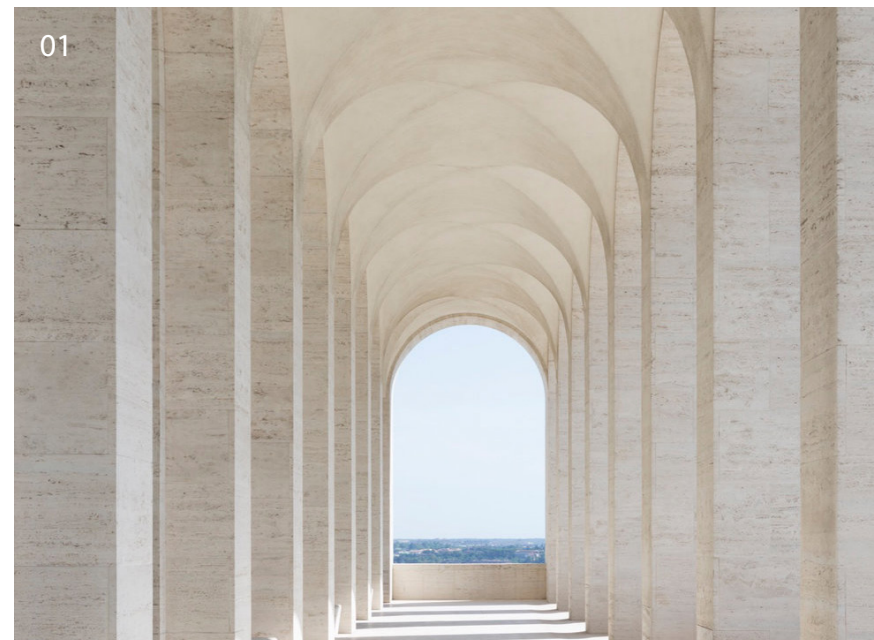
01: Reference Image - Arch geometry

02: Reference Image - Integrated greenery

03: Reference Image - Outdoor Seating

04: Reference Image - Light Coloured brickwork

05: (Following Page) Artists Impression, View from Rangers Road - Involve Studios





Connection to Country

6.0

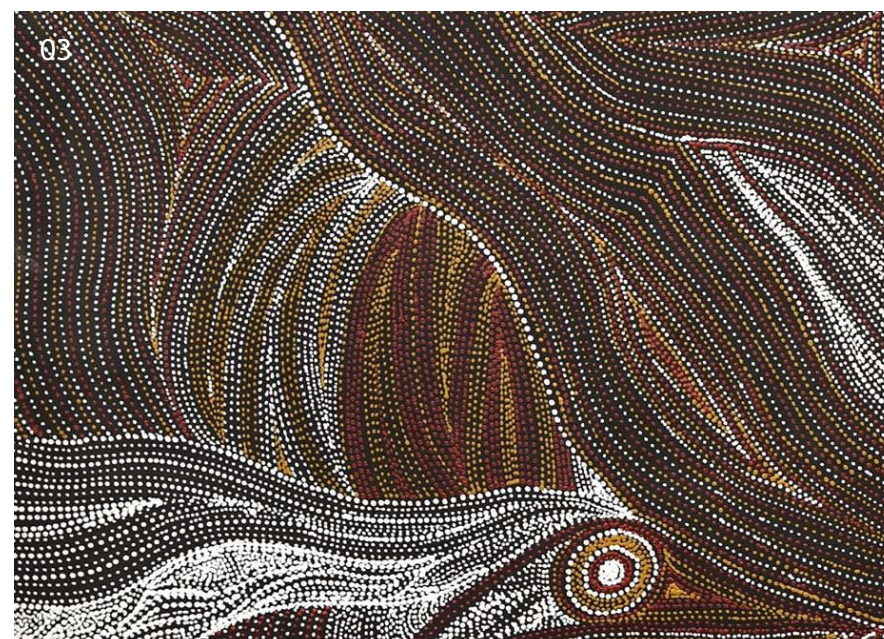
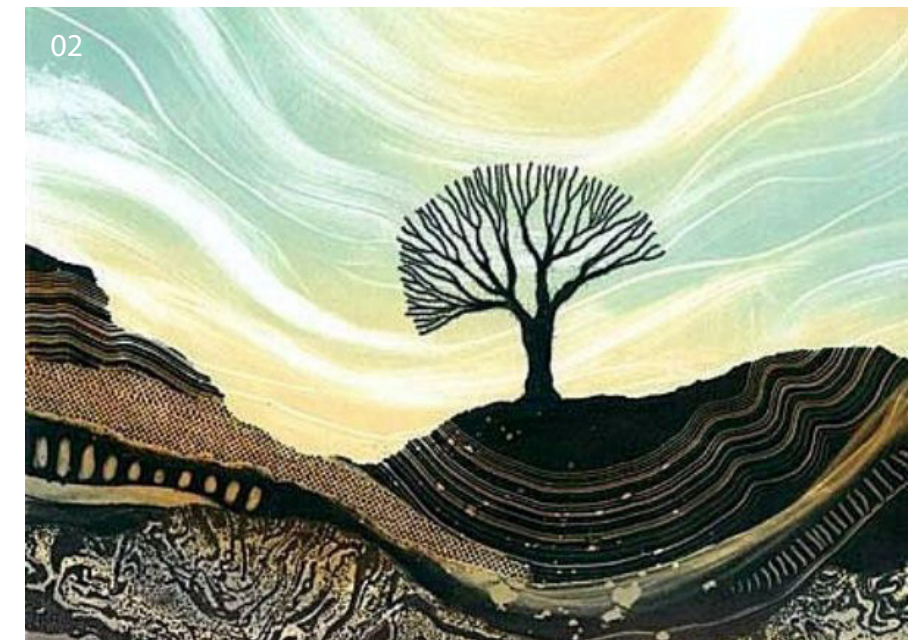
6.1 Designing with Country Acknowledgment of Country

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

On Cammeraygal Country

The Northern shore of Port Jackson has been the ancestral lands of the Cammeraygal and Wallumedegal people of the Kuringgai Nation with evidence that suggest the area has been occupied for at least 5,800 years. This Country is dominated by strong ridge lines that fall into valleys and creek lines that stretch out with finger like protrusions into the harbour. The Cammeray clan occupy the area of Neutral Bay with its various coves and caves that provided plentiful camp and fishing grounds. Westward of Lane cover all the way to Parramatta was largely occupied by the Wallumedegal clan. The borders between the clans are not clearly defined and share very similar language that is also found in the southern Eora Nation tribes but they are very much interconnected through marital and ties, culture and customs.

The ridges served as creation song lines for Cammeraygal and Wallumedgal people to traverse Country. One of the main song lines follows the ridge from Middle head all the way through to Willoughby Bay before splitting off through to Middle harbour. These areas provided plenty of hunting grounds and routes for trade between clans.



6.2 Codesign Process Integrated Process

We envision that the codesign process will involve engaging with Indigenous partners, including Cammeraygal knowledge holders, and other Indigenous organisations.

Through a series of workshops, we envision that the co-design group would identify narratives embedded in Country, express their aspirations for the development, and provide design direction to inform an Indigenous design strategy to guide the development. The group would then be involved in the design development and project progression throughout the life-cycle of the project, from its concept inception through to the ongoing care of the project.

We envision that the strategy may look to tap into the spirit of Cammeray Country, to foster an ongoing connection between Country and those that inhabit the spaces; in turn informing a set of design principles to function as a framework for design moves.

01: (Previous Page) Reference Image - Aboriginal Rock Carving

02: (Previous Page) Reference Image - Aboriginal Painting

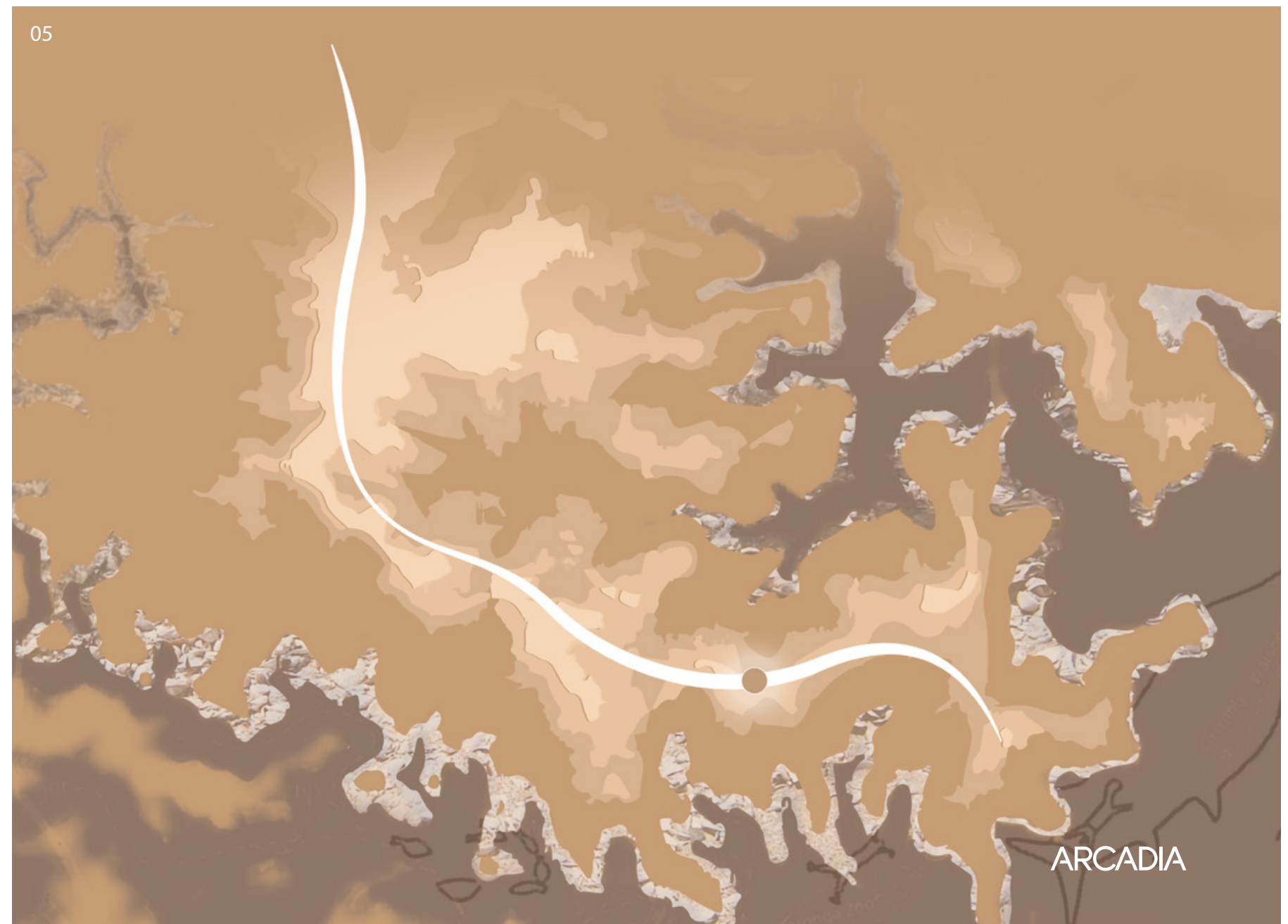
03: (Previous Page) Reference Image - Aboriginal Painting

04: (Previous Page) Reference Image - Natural Landscape

05: Arcadia Image - Ridgeline

ARCADIA

Woolworths Group. © Koichi Takada Architects



6.2 Codesign Process

Landscape Integration

Neutral Bay Marketplace

A vibrant marketplace offering outdoor retail experience for urban dweller to gather and meet. It creates an urban edge living accommodating future community needs, celebrating diversity and inclusivity while offering outdoor dining and amenities for the residents.

Create a diverse public domain typology that provides moments to engage with the ground floor retail activation and community uses. The ground plane experience traverses from civic along Rangers Road to community space at the central part of the public domain and fine grain activation.

The core of the public domain will be the heart to the community. The central open space will be a place for community to gather and recreate. The space will accommodate an outdoor lawn, a civic heart and outdoor dining rooms as the spill over space for the retail offerings. The outdoor dining rooms will be integrated with fixed furniture, lighting and amenity to allow people to dine, rest and recreate.

The ground plane aims to maximise spatial uses by creating a series of destinations including the Arrival Plaza, Spice Lane, Outdoor Lawn and a Community Plaza at the heart of the precinct. These spaces are connected through two pedestrian thoroughfares activated with retail edges and 2.5m wide alfresco dining. This will ensure a good spatial layout for easy accessibility, alfresco dining and both physical and visual amenity.

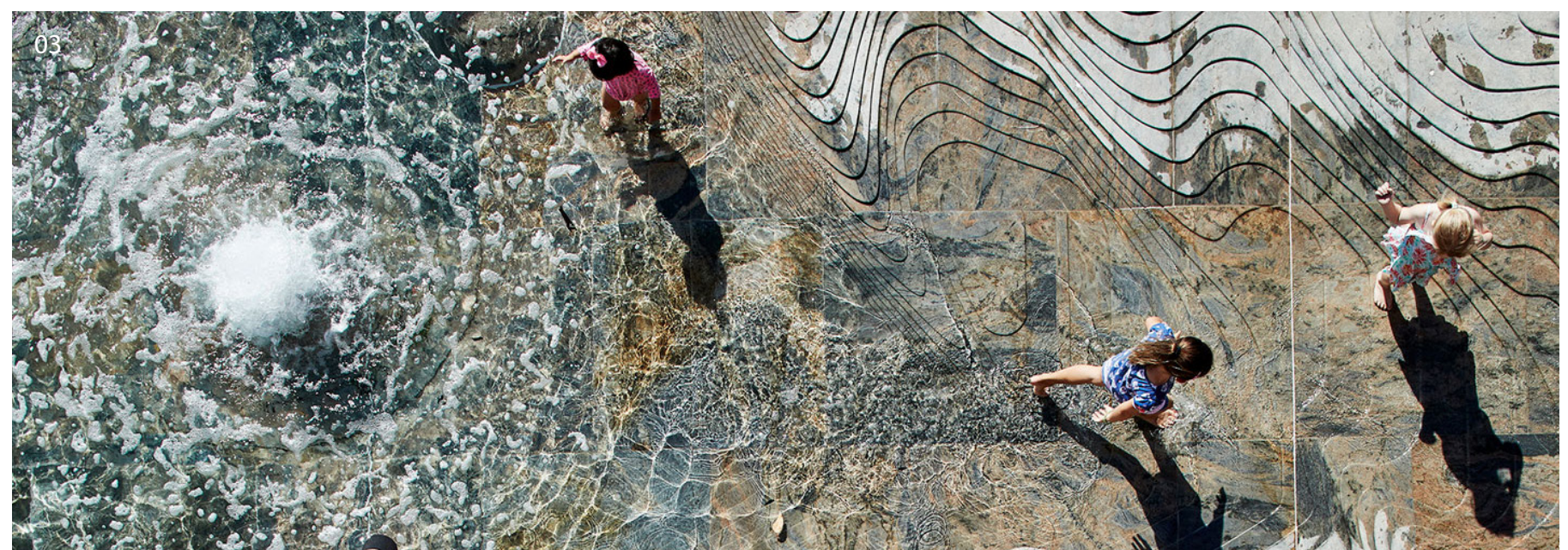
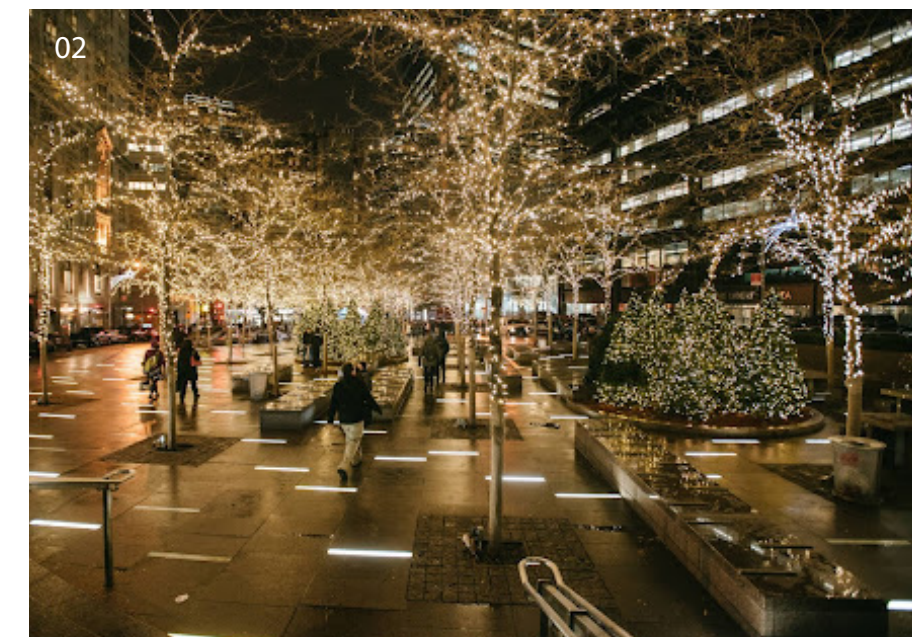
01: Landscape Reference Image - Integrated Planters

02: Landscape Reference Image - Integrated Lighting

03: Landscape Reference Image - Water and Childrens Play

ARCADIA

Woolworths Group. © Koichi Takada Architects



Community and Public Domain

7.0

7.1 Public Amenity Community Integration

Public Plaza Design

The proposed development plays an integral role as part of the precinct and responds accordingly to the availability of infrastructure, transport, demand and environmental quality.

The sustainability of the proposed development is further supported by the proposal for a highly activated plaza and retail precinct, commercial office space and new residential apartments. New green spaces and community facilities will service the local community strengthening the pedestrian connections from Military Road to the surrounding residential areas.

The Neutral Bay residents will enjoy the new public open spaces for outdoor dining, high quality retail, and enhanced opportunity for community events. The increased density on the site will be supported by adequate servicing and parking, including an allocation of public parking.

01: Artists Impression, Central Plaza View - Ivolve Studios



7.1 Public Amenity

Public Plaza

The principle design approach was to create an intrinsic relationship between architecture and nature while promoting a variety of retail activation, integrated outdoor seating, and good pedestrian connectivity from Rangers Road to Yeo Street. The public plaza combines substantial planters to promote canopy trees growth as well as water fountains to promote children's play.

The guidelines emphasize the need to create alfresco dining spaces as an extension of the new retail and the plaza in order to activate the precinct, incorporating public art, landscaping and pavement, fixed street furniture and bicycle parking. All of these elements act to create a welcoming environment for the community and precinct for all ages.

The high quality retail with a focus on Food and Beverage offerings will activate the precinct at night, provide amenity for the community both during the day and of an evening.



01: Artists Impression, Indicative Plaza Design - Koichi Takada Architects

02: Reference Image - Water Fountain + Kids Play

03: Reference Image - Outdoor Seating with integrated lighting + landscape

04: Artists Impression, Indicative Plaza Design - Koichi Takada Architects

7.1 Public Amenity Public Plaza

The flexible space can be used for seasonal events, markets, and outdoor performance. The architectural design incorporates façade planters to the setback and terrace floors,. The feature façade concept integrates modular planters on slabs to provide both the commercial and residential residents a connection to landscape. The biophilic design increased user comfort, wellbeing and amenity.

01: Reference Image - Vaulted Collonade

02: Artist Impression - Indicative Plaza - Koich Takada Architects

03: Reference Image - Plaza Dining



7.2 Through-Site Link Fine Grain Detail

The design combines natural materials, with a fine-grain detail – the natural textures and organic lines distinguish a unique architectural language for Neutral Bay that aims to be more connected with the landscape than the built form.

Rangers Road and Yeo Street are activated with outdoor dining which enhances the public domain, and allows not only outdoor seating, but also community events such as weekend markets, outdoor performance, and spill over from the community facilities with the plaza. The through-site link and plaza incorporates high quality paving, new landscape and canopy trees, and prioritizes the pedestrian movement.

01: Barrack Place, Retail Arcade - Architectus

02: Steam Mill Lane - Aspect

03: Arc by Crown Group, Through Site Link - Koichi Takada Architects

04: Arc by Crown Group, Clarence Street - Koichi Takada Architects

05: (Following Page) Artist's Impression, Yeo Street Facade - Involve Studios





7.3 Streetscape Activation Retail Frontage

The perimeter retail to the Plaza expresses a double height volume to enhance the layers of activation both at the ground floor and level 1.

The through site link visually connects the plaza to Yeo Street, activating the side streets and inviting public into the development from all directions.

01: Artists Impression, Yeo Street Frontage - Koichi Takada Architects

02: Scotch Row, Barangaroo

03: Kensington Lane, Chippendale

04: Artists Impression, Yeo Street Frontage - Koichi Takada Architects



Amenity

8.0

8.1 Apartment Design Guide

Design Quality Principles

Principle 1 - Context and Neighbourhood Character

Located within the Military Road Corridor, the site is identified in a future/masterplan vision for a new mixed-use precinct that promotes increased employment generating floorspace and high-quality public domain offerings. The site is well positioned on the corner of Military Road and Rangers Road, well serviced by bus routes and near both the CBD and North Sydney centers. The proposed massing and design align to the masterplan objectives, building on the proposed public domain activation, delivering a generous public plaza, and providing new through-site link to enhance the pedestrian permeability around Neutral Bay.

Principle 2 - Built Form and Scale

The height, bulk and scale is generally consistent with the precincts' masterplan connecting into the wider context and relating to the height of the 70's apartment buildings that exist on Military Road. The proposal transitions in height – being the highest towards Military Road and stepping down to Yeo street to respect the lower scale nature of the residential properties. Setbacks in the building form, create a strong podium reading, carrying the shopfront typology along Rangers Road and the new Plaza, creating a pedestrian scale and highly activated ground plane. The building steps down to Yeo Street to reduce the perceived scale and improve solar access for existing residences.

The building form has been broken into distinct forms to break down the mass and create articulation between the podium, and upper floors. 3.5m wide vertical slots provide a break in the Yeo Street frontage, used to provide natural light and ventilation to the corridors. An 8m wide, double height Through-Site Link creates a visual and physical connection through the site, allowing increased retail frontage, pedestrian links from Rangers Road to Yeo

Street, and a visual connection throughout the plaza.

Principle 3 - Density

The site is located within the MU1 – Mixed Use zone, and is a corridor zone along Military Road. The site is bordered by an R4 – High Density Residential to the south of the site, with Medium and Low Residential further south of the site. The Military Road Corridor Planning Study projects a decrease of jobs by 2036 if there are no changes to the current planning controls. The planning proposal seeks to provide a large area of non-residential floorspace to provide employment generating floorspace. The commercial space, as well as the creation of a new public plaza, through site link and improved public domain supports the anticipated job growth and housing demand.

As such, the proposed development plays an integral role as part of the precinct and responds accordingly to the availability of infrastructure, transport, demand and environmental quality. The sustainability of the proposed development is further supported by the proposal for a highly activated plaza and retail precinct, commercial office space and new residential apartments. New green spaces and community facilities will service the local community strengthening the pedestrian connections from Military Road to the surrounding residential areas. The Neutral Bay residents will enjoy the new public open spaces for outdoor dining, high quality retail, and enhanced opportunity for community events. The increased density on the site will be supported by adequate servicing and parking, including an allocation of public parking.

Principle 4 - Sustainability

The proposed building is designed to satisfy energy and efficiency performance standards designed to achieve verification for water conservation, thermal comfort and energy efficiency. Natural light is provided to all residential

lift lobby and corridors, with 70% apartments achieving solar access, and 60% achieving cross ventilation.

The design has a genuine focus on ESD, proposed to be fossil-fuel free, encouraging less reliance on mechanical systems with good cross flow ventilation and shading, as well as integrating power generation by way of adding PV's on the roof. The detailed design application will indicate additional measures above the minimum requirements, a move toward contributing to our sustainable future, aligning to the corporate vision for all Woolworths supermarkets to achieve a 5-Star Green Star rating.

Principle 5 - Landscape

The principle design approach was to create an intrinsic relationship between architecture and nature while promoting a variety of retail activation, integrated outdoor seating, and good pedestrian connectivity from Rangers Road to Yeo Street. The public plaza will provide opportunity for substantial planters and canopy tree growth. The flexible space can be used for seasonal events, markets, and outdoor performance. The architectural design incorporates façade planters to the setback and terrace floors, with a residential communal open space allocated on the rooftop with a plunge pool, seating, and BBQ amenities. The feature façade concept integrates modular planters on slabs to provide both the commercial and residential residents a connection to landscape. The biophilic design increased user comfort, wellbeing and amenity.

Principle 6 - Amenity

The new building optimise's residential amenity and incorporates a range of 1 Bed, 2-Bed and 3-Bedroom apartments providing a varied residential mix. Corner units and through units, are maximised in order

8.1 Apartment Design Guide

Design Quality Principles

to provide the opportunity for access to district views while maintaining good solar amenity.

Living rooms are positioned in order to maximise on solar access into both the internal living room and private open space. A façade overhang allows perimeter planting, essentially creating a garden to the terraced apartment proving huge benefit to the health and well-being of the residents. A retail awning creates shelter to the outdoor dining, with the overhang and planting also providing visual privacy to the residential levels above.

Façade screening and landscaping buffer zones are used to address visual privacy between the apartments and the public plaza. Visual and acoustic privacy is achieved for the residential apartments by adhering to the ADG building separation guidelines to all boundaries accommodating any future development potential under the Military Road Corridor Planning Study.

Principle 7 - Safety

Main pedestrian entries to the development are accessed from both Rangers Road and Yeo Street, and from the Through-Site link, to allow a continuous visual and physical link through the development. The creation of the public plaza and continuous retail activation, as well as the alignment of the through site link allows clear sight lines for casual surveillance throughout the development.

The retail will provide both day and night time activation and dining opportunities, with the anchor tenant, Woolworths supermarket ensuring constant foot traffic and activation at both the ground level/public domain and basement carparking.

The ground level has been designed to make visible and

attractive entries to the building. The entries are well lit, naturally during the day and will have security surveillance and intercoms to identify visitors to the building complex. Separate lifts are provided for access to the commercial and residential levels to maintain privacy and security. Access to the basement residential car parking will be secured.

The typical apartments above have balconies along the entire perimeter that allow a level of casual surveillance of the surrounding public walkways. Direct access to the lift and stair from the car park allows residents to drive and enter through a completely secured means.

Principle 8 - Housing Diversity and Social Interaction

The proposed building is designed to respond to future vision for the Neutral Bay precinct to achieve a range of housing choice to suit a diverse demographic and needs of its future residents. The new residential proposal will contribute positively to the surrounding area, complimenting the increased employment generating floorspace to provide 24hours activation to this key town center site.

The proposal consists of one, two and three-bedroom apartment types of varying sizes to support a range of socioeconomic groups. The typical apartments aim to attract a variety of owner/occupiers and tenants. Communal amenities, generous private open space and large apartment areas will provide an offering for families, which is currently difficult to find in the Neutral Bay area. The design promotes social interaction between residents through its variety of communal outdoor spaces including the rooftop terraces and public plaza and through-site link. These dynamic spaces are visually appealing but also encourage a place of social interaction through a range of activities and uses including outdoor

kitchens, outdoor dining, sheltered areas, seating and recreational uses such as the pool and yoga lawn.

Principle 9 - Aesthetics

The design will deliver an engaging first impression, that not only stands alone as a modern development but that also enhances the existing urban fabric of this transitional site in Neutral Bay.

promotes place making. The feature columns and framed shopfronts create a human scale at the ground plane inviting a pedestrian appreciation of the design. The active ground plane promotes a place for gathering, a bespoke and interesting facade will become a new meeting place, providing the much needed public and community amenity that is explored in the Military Road Corridor Planning Study.

The integration of landscape is key in creating a welcoming and unique facade experience from the public domain. The incorporation of planters at multiple levels enhance occupant comfort and experience. Greenery at the colonnade level humanises the scale of building, and softens the streetscape. The horizontal bands of greenery break down the perceived bulk and scale of the overall building.

8.2 Compliance Schedule Summary

Compliance with NSW Apartment Design Guide

Summary of Compliance with the NSW Apartment Design Guide

| Objectives and Design Criteria | | | Consistent |
|--|--------------------|---|------------|
| Part 2 Developing the controls | | | |
| 2E Building Depth | | MAX building depth is 21m on the residential levels from glass to glass | |
| 2F Building Separation | | ✓ 24m Plaza Width – GF and level 1 35m Plaza to 183-185 Military Road 9m Eastern Boundary setback above podium to 9-11 Rangers Road | |
| vPart 3 Siting the Development | | | |
| 3D Communal and Public Open Space | | | |
| Objective An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping. | | ✓ | |
| Design Criteria Communal open space has a minimum area equal to 25% of the site. | | ✓ 1,100m² Public Plaza at Ground Floor 580m² Communal Open Space (Roof Level 7) TOTAL = 1,680m² / 39.9% (4,207m2 Site Area) | |
| Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter). | | ✓ As demonstrated by the plaza shadow diagrams, the communal spaces achieve a minimum of 2 hours of direct sunlight. | |
| 3E Deep Soil Zones | | | |
| Objective Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality. | | x No Deep Soil proposed, above slab planting is provided in the Plaza. Per the Military Road Corridor Planning Study (refer 'detailed design consideration, Figure 77 – underground parking), the supermarket is below ground to allow for the creation of the new Public Plaza. | |
| Design Criteria Deep soil zones are to meet the following minimum requirements: | | x No Deep Soil proposed to allow basement supermarket and basement carpark. | |
| Site Area | Minimum Dimensions | Deep Soil Zone (% of site area) | |
| Less than 650m² | - | 7% | |
| 650m² – 1,500m² | 3m | | |
| Greater than 1,500m² | 6m | | |
| Greater than 1,500m² with significant existing tree cover | 6m | | |
| 3F Visual Privacy | | | |
| Objective | | ✓ | |

Compliance with NSW Apartment Design Guide

| | | | |
|--|-------------------------------|---------------------|--|
| Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy. | | | |
| Design Criteria Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: | | | ✓ The scheme is consistent with ADG minimum separation distances for visual privacy. |
| Building Height | Habitable rooms and balconies | Non-habitable rooms | |
| Up to 12m (4 storeys) | 6m | 3m | |
| Up to 25m (5-8 storeys) | 9m | 4.5m | |
| Over 25m (9+ storeys) | 12m | 6m | |
| | | | |
| 3J Bicycle and Car Parking | | | |
| Objective Car Parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. | | | ✓ |
| Design Criteria For development in the following locations: <ul style="list-style-type: none">on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; oron land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street. | | | ✓ Car parking spaces are provided in accordance with the DCP, with additional Retail and Public parking provided for community benefit and use. |
| Part 4 Designing the Buildings | | | |
| 4A Solar and Daylight access | | | |
| Objective To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space. | | | ✓ |
| Design Criteria Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. | | | ✓ A total of 44 of 62 (being 71% of total units) receive direct sunlight for a minimum of 2 hours. |
| | | | ✓ A maximum of 15% of units will have no direct solar access |
| 4B Natural Ventilation | | | |
| Objective The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. | | | ✓ |
| Design Criteria At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line. | | | ✓ 60%, which is 37 of 62 units can be cross-ventilated. |
| | | | Non habitable spaces in the centre of the floorplate reduces the depth of habitable rooms to MAX 8m. |
| 4C Ceiling Height | | | |
| Objective Ceiling height achieves sufficient natural ventilation and daylight access. | | | ✓ |

8.2 Compliance Schedule
Summary

Compliance with NSW Apartment Design Guide

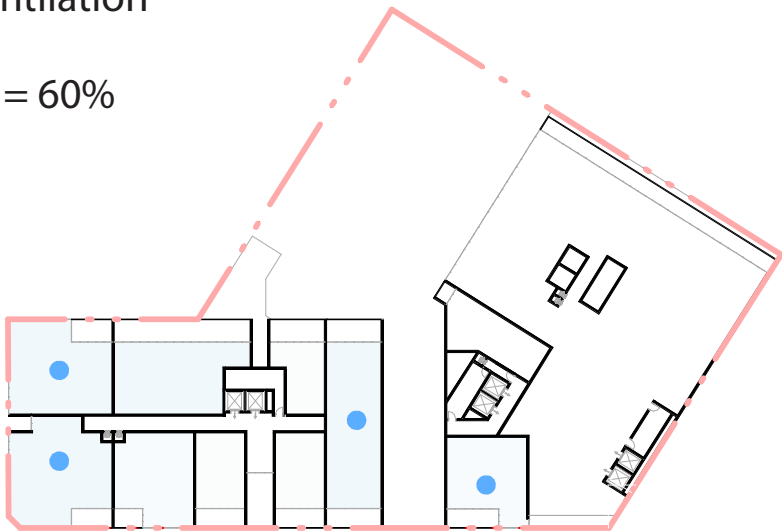
| | | | |
|--|--|---|-----------------------|
| Design Criteria | | ✓ | |
| Measured from finished floor level to finished ceiling level, minimum ceiling heights are: | | | |
| Minimum ceiling height | | Ceiling heights for residential units on all levels achieve 2.7m minimum for habitable rooms (based on Floor to Floor Heights: Residential Levels : 3.2m Level 1-3 Commercial + Resi : 3.7m | |
| Habitable rooms | 2.7m | | |
| Non-habitable | 2.4m | | |
| For 2 storey apartments | 2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area | | |
| Attic spaces | 1.8m at edge of room with a 30 degree minimum ceiling slope | | |
| If located in mixed use areas | 3.3m for ground and first floor to promote future flexibility of use | | |
| These minimums do not preclude higher ceilings if desired. | | | |
| 4D Apartment Size and Layout | | | |
| Objective | | ✓ | |
| The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity | | | |
| Design Criteria | | ✓ | |
| Apartments are required to have the following minimum internal areas: | | The proposal provides a mix of one, two and three bed units. Each unit type is designed to comply with the minimum internal area requirements under this part. 1BEDS – 59m2 to 78m2 2BEDS – 94m2 to 145m2 3BEDS+ - 99m2 to 171m2 | |
| Apartment Type | | | Minimum internal area |
| Studio | 35m ² | | |
| 1 bedroom | 50m ² | | |
| 2 bedroom | 70m ² | | |
| 3 bedroom | 90m ² | | |
| The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each. | | | |
| A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each. | | | |
| Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms. | | ✓ | |
| | | All habitable rooms are provided with a window opening for natural daylight and air. | |
| Objective | | ✓ | |
| Environmental performance of the apartment is maximised. | | | |
| Design Criteria | | | |
| Habitable room depths are limited to a maximum of 2.5 x the ceiling height. | | Subject to detailed design layouts, all room depths will be limited to 8m. | |
| In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window. | | Habitable room depths will be limited to 8m. | |
| Objective | | ✓ | |
| Apartment layouts are designed to accommodate a variety of household activities and needs. | | | |
| Design Criteria | | ✓ | |
| Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space). | | | |
| Bedrooms have a minimum dimension of 3m (excluding wardrobe space). | | ✓ | |
| Living rooms or combined living/dining rooms have a minimum width of: | | ✓ | |
| <ul style="list-style-type: none">3.6m for studio and 1 bedroom apartments4m for 2 and 3 bedroom apartments. | | All apartment party walls have been designed to meet minimum apartment widths | |
| The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts. | | ✓ | |
| | | Minimum 4.2m wide for 2BEDS | |
| 4E Private Open Space and Balconies | | | |
| Objectives | | ✓ | |
| Apartments provide appropriately sized private open space and balconies to enhance residential amenity. | | | |

Compliance with NSW Apartment Design Guide

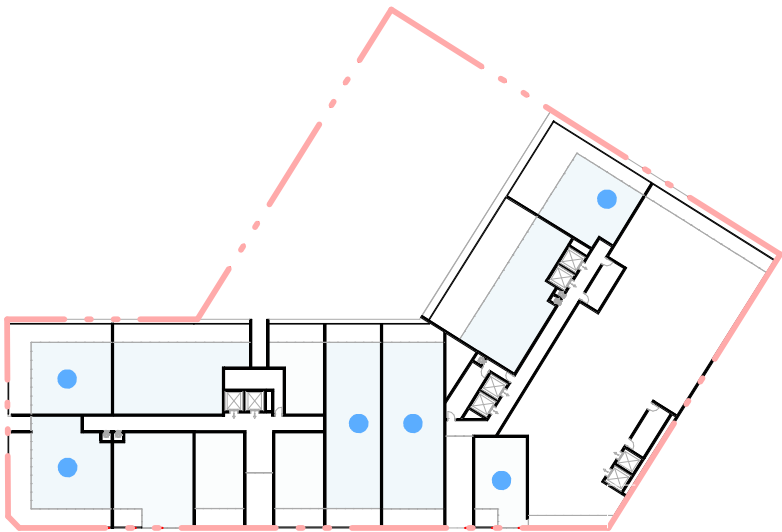
| | | | |
|---|------------------|---------------|--|
| Design Criteria | | | ✓ |
| All apartments are required to have primary balconies as follows: | | | Balconies are designed in accordance with this requirement. |
| Dwelling Type | Minimum Area | Minimum depth | |
| Studio apartment | 4m ² | - | |
| 1 bedroom apartment | 8m ² | 2m | |
| 2 bedroom apartment | 10m ² | 2m | |
| 3+ bedroom apartment | 12m ² | 2.4m | |
| The minimum balcony depth to be counted as contributing to the balcony area is 1m. | | | |
| For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m. | | | N/A |
| 4F Common Circulation and Spaces | | | |
| Objective | | | ✓ |
| Common circulation spaces achieve good amenity and properly service the number of apartments. | | | 3 Residential Cores provided |
| Design Criteria | | | MAX 8units for single core |
| The maximum number of apartments off a circulation core on a single level is eight. | | | Breaks within the building form are provided to ensure natural daylight to all residential lobbies. |
| For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40. | | | ✓ |
| | | | 6 lifts serve 62 units |
| 4G Storage | | | |
| Objective | | | ✓ |
| Adequate, well designed storage is provided in each apartment. | | | |
| Design Criteria | | | ✓ |
| In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: | | | Units will be provided with adequate storage in accordance with the design criteria requirements. Additional storage is also provided at basement levels |
| Dwelling Type | Minimum Volume | | |
| Studio apartment | 4m ³ | | |
| 1 bedroom apartment | 6m ³ | | |
| 2 bedroom apartment | 8m ³ | | |
| 3+ bedroom apartment | 10m ³ | | |
| At least 50% of the required storage is to be located within the apartment. | | | |

8.3 Key Compliance Diagrams
Cross Ventilation

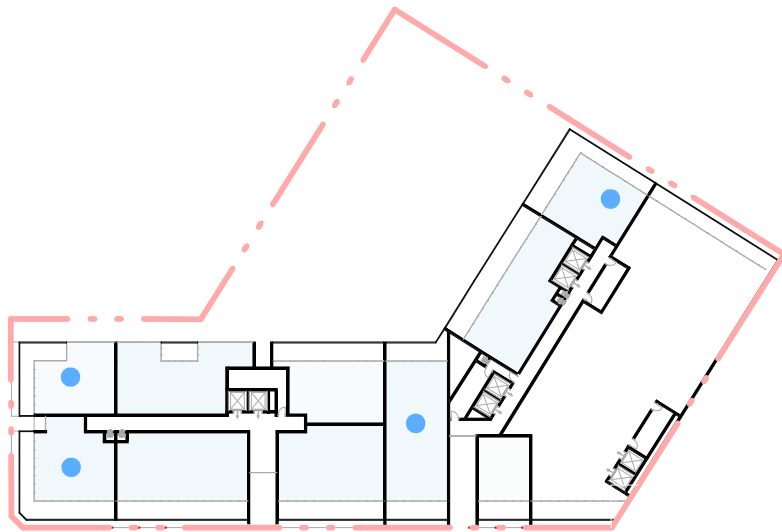
37 of 62 = 60%



CROSS VENTILATION - LEVEL 01 (4/9)



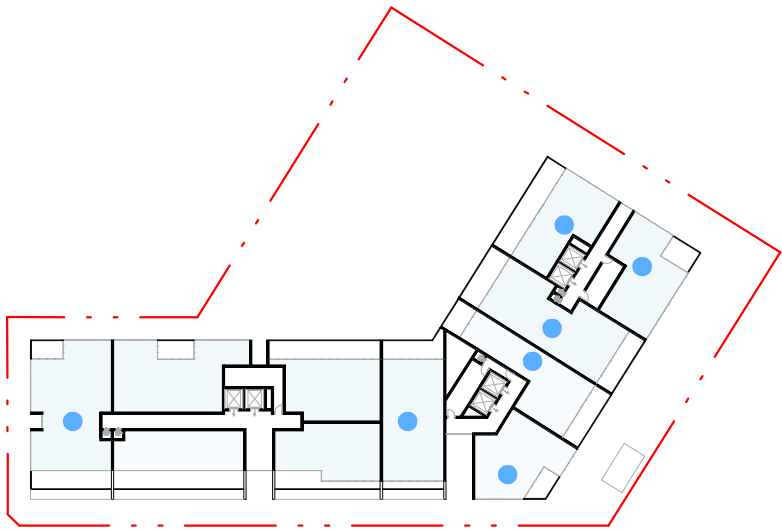
CROSS VENTILATION - LEVEL 02 (6/12)



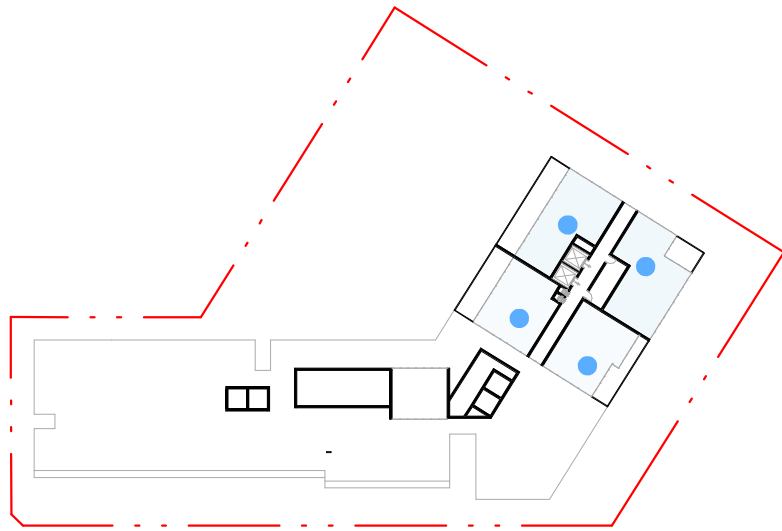
CROSS VENTILATION - LEVEL 03 (4/10)



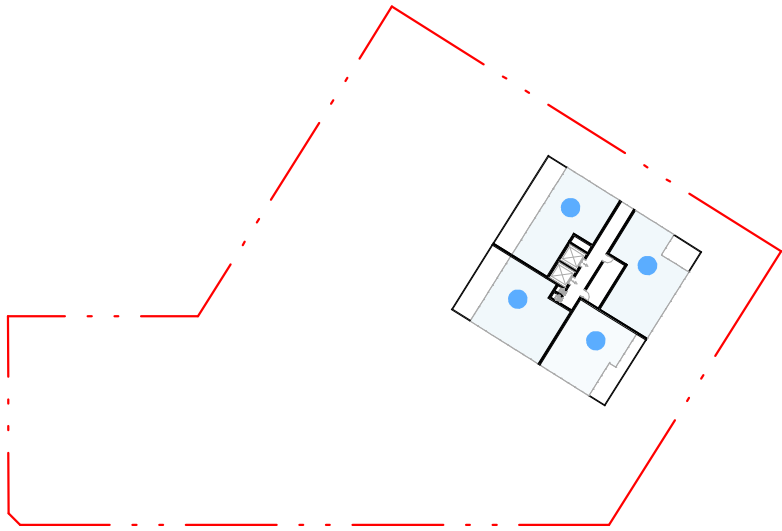
CROSS VENTILATION - LEVEL 04 (8/12)



CROSS VENTILATION - LEVEL 05 (7/11)



CROSS VENTILATION - LEVEL 06 (4/4)

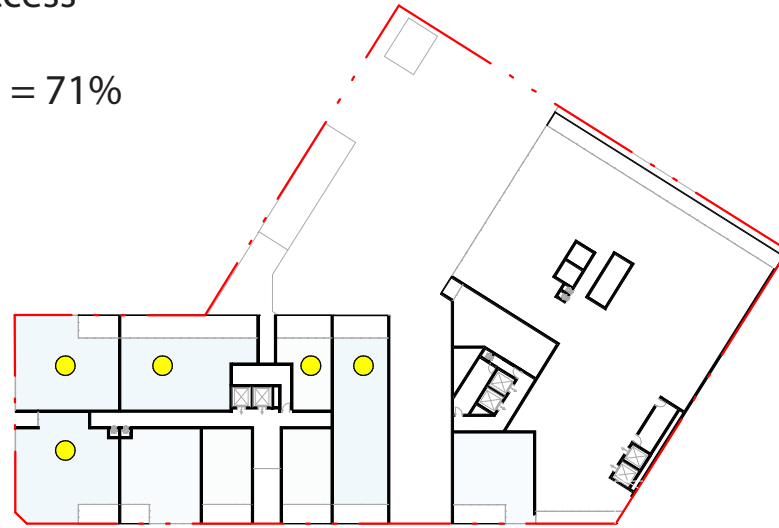


CROSS VENTILATION - LEVEL 07 (4/4)

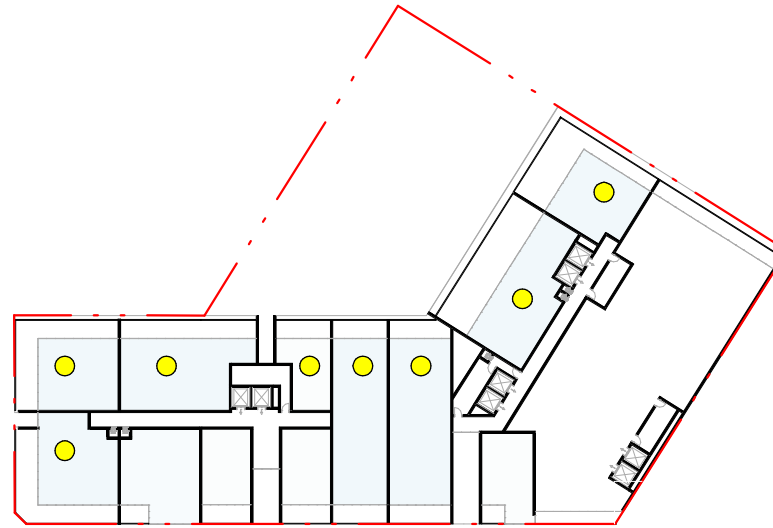
8.3 Key Compliance Diagrams

Solar Access

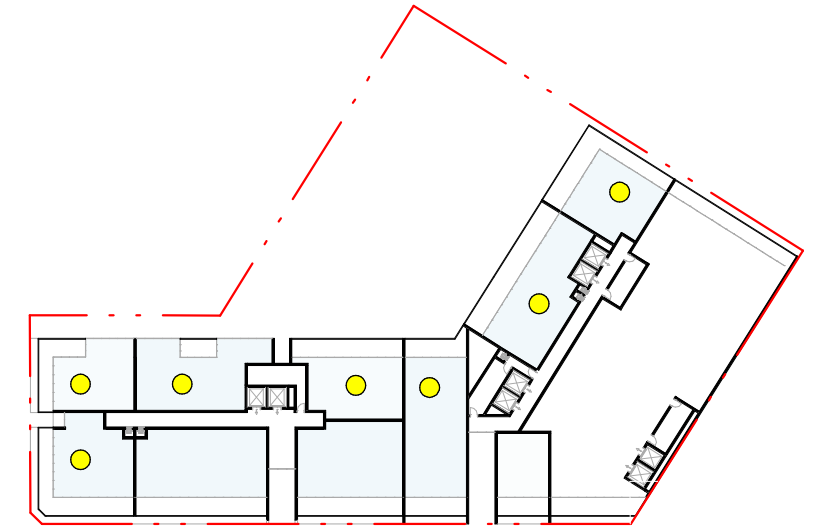
44 of 62 = 71%



SOLAR ACCESS - LEVEL 01 (5/9)



SOLAR ACCESS - LEVEL 02 (8/12)



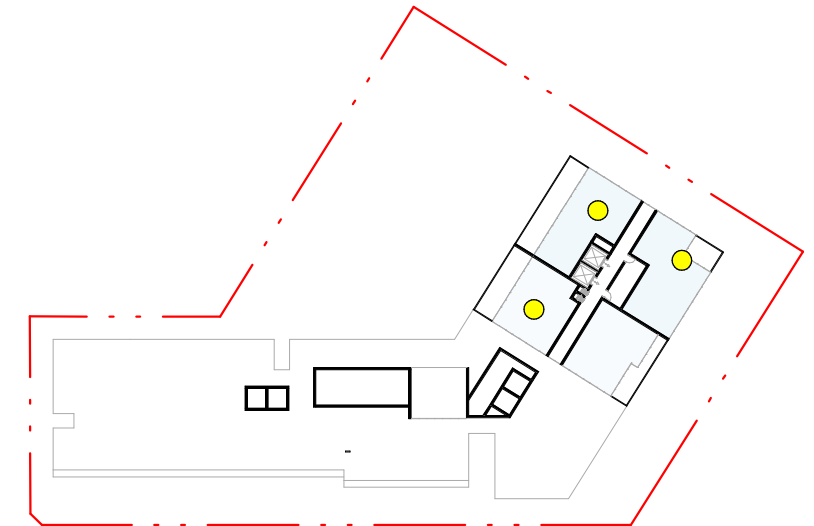
SOLAR ACCESS - LEVEL 03 (7/10)



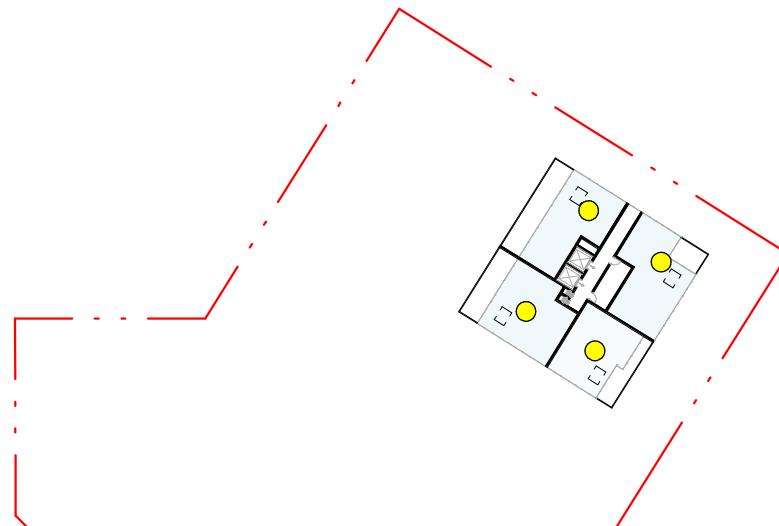
SOLAR ACCESS - LEVEL 04 (9/12)



SOLAR ACCESS - LEVEL 05 (8/11)



SOLAR ACCESS - LEVEL 06 (3/4)



SOLAR ACCESS - LEVEL 07 (4/4)

Sustainability

9.0

9.1 Sustainability Principles

Introduction

Buildings are responsible for around 40% of greenhouse gas emissions in the world. Our aim is to first stop negatively impacting the environment and depleting the planet's resources. Secondly, we must look at ways of reversing the picture. This could be achieved by regenerative architecture, carbon positive buildings, reusing materials, and harnessing the latest technology. These are just a few points of our strategies for positive impact.

Our strategy for positive impact is to address the project from 3 aspects: Planet – People – Profit

Planet: Being kinder to the environment by reducing greenhouse gas emissions resulting from 'Making' the building and 'Using' the building. The emissions associated with 'Making' the building are the embodied carbon in the construction materials. While the emissions associated with 'Using' the building are the result of the amount of energy consumed and the source of energy to the building.

People: Our ultimate measure of success is to create healthy spaces where people work, live and play. The health and wellbeing of users is now our priority more than ever. On average, people spend 90 percent of their time indoors during their lifetime. The design of the project and how we use it has wide-ranging health effects, from influencing our levels of physical activity, to how much natural light we receive and the quality of our air.

Profit: Healthy and responsible buildings are profitable to the owner, developer and the end users. This is achieved by using renewable energy source, robust materials and reducing the reliance on mechanical means.



Carbon Neutral Ready

PLANET



Biophilic Design

PEOPLE



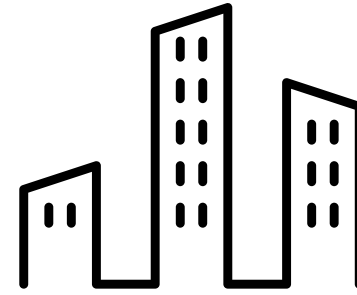
Carbon Neutral Ready

PROFIT



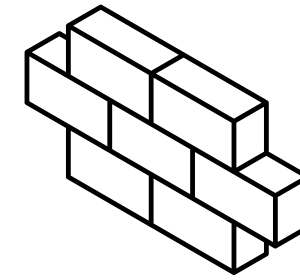
9.2 Sustainability Principles

Environmental Sustainability



FORM

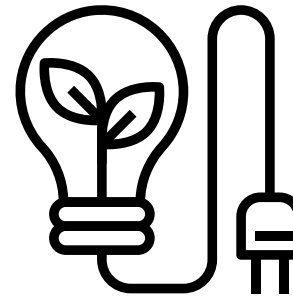
- Proportion
- Orientation
- Glazing
- Shading



MATERIALS

- Low embodied carbon
- Reused/recycled
- Recyclable
- Life Cycle Assessment

Environmental Sustainability - With a goal of marrying efficiency and experience while creating an iconic project, the proposed design situates the building to provide ample natural light and ocean views while managing heat gain in a sub-tropical climate. The building geometry and recessive glazing lines reduce direct solar gain. The sun hood projection across floors shades outdoor areas from full strength sun and encourages year round use of these spaces.



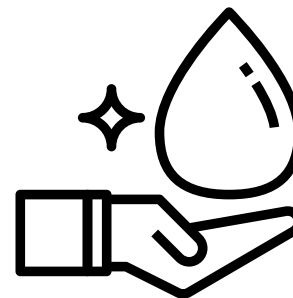
ENERGY

- Reduce - Generate - Store - Offset
- Fossil fuel free building



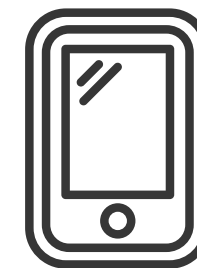
ADAPTATION

The ability to gracefully re-adapt the building for future uses and increase its resilience to the climate shift in its lifetime



WATER

- Low flow fittings
- Rainwater harvesting



TECHNOLOGY

Operational Performance - to increase efficiency, responsiveness and user control
Human Experience - to enhance wellbeing, productivity and comfort



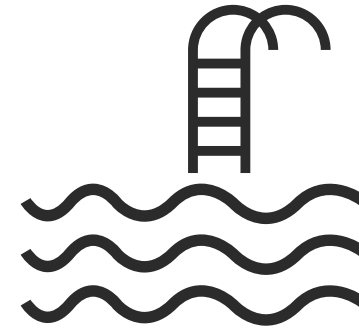
9.2 Sustainability Principles

Social Sustainability

Social Sustainability - People spend more than 90 percent of their time indoors. The building design has wide ranging health effects, from influencing the users' level of physical activity, to how much natural light we receive and the quality of our air. Shared amenities like wellness facilities rooftop pool, lounges and gym provide opportunities to build a community.



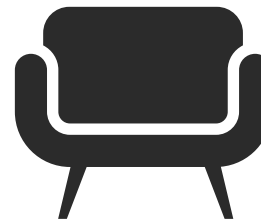
WELLNESS FACILITIES



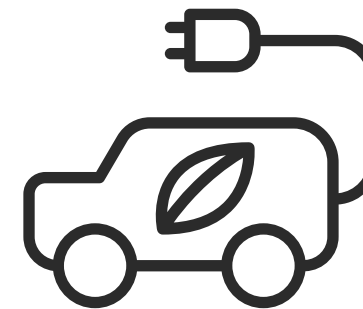
POOL



GYM



RESIDENTIAL LOUNGE



GREEN TRANSPORT



BIOPHILIC DESIGN

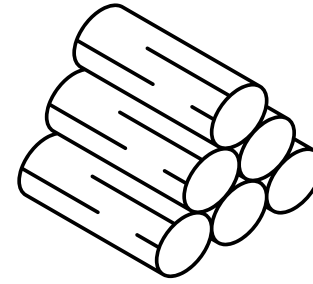


CREATING A COMMUNITY

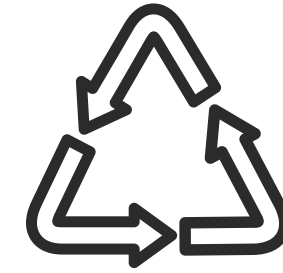


9.2 Sustainability Principles

Economic Sustainability

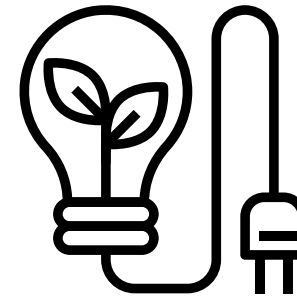


ROBUST MATERIALS
Low maintenance construction materials to minimise life cycle cost



MATERIALS
Reused/recycled materials

Economic Sustainability - The economic value of green buildings include cost savings on utility bills for tenants or households - through energy and water efficiency, lower construction costs and higher property value for building developers; increased occupancy rates or operating costs for building owners; and job creation. Some local councils offer 50% rebate on the infrastructure Charges for green buildings and future buyers can benefit from discounted interest rate on home financing through green home loans.

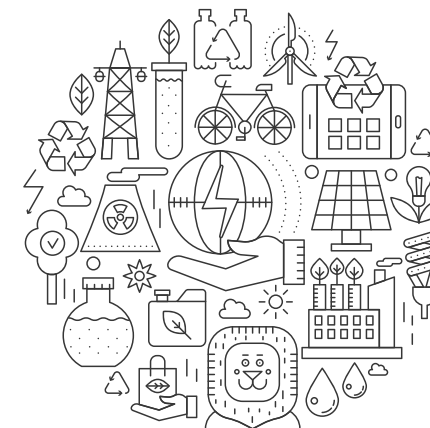


LOW ENERGY BUILDING
Minimises running cost on operations



INCENTIVES

- Government Green Building Incentives - Clean Energy Fund
- Green home loans



RESILIENCE
Future proofing the asset



Healthy, Resilient, Green

Woolworths Supermarket - 5-Star Green Star



Responsible
Recognises activities that ensure the building is designed, procured, built and handed over in a responsible manner.



Places
Supports the creation of safe, enjoyable, integrated and comfortable places.



Healthy
Promotes actions and solutions that improve the physical and mental health of occupants.



People
Encourages solutions that address the social health of the community.



Resilient
Encourages solutions that address the capacity of the building to bounce back from short-term shocks and long-term stresses



Nature
Encourages active connections between people and nature and rewards creating biodiverse green spaces in cities.

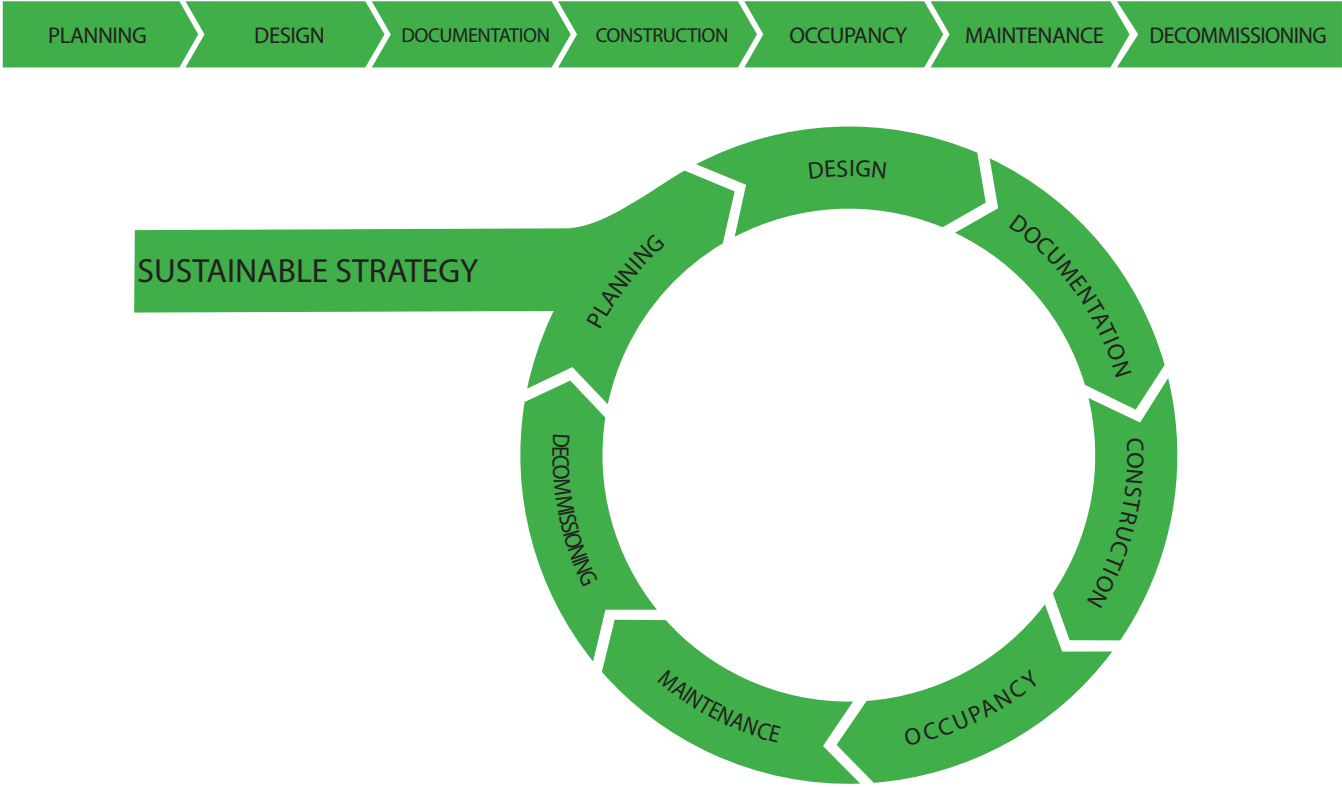


Positive
Encourages a positive contribution to key environmental issues of carbon, water and the impact of materials.

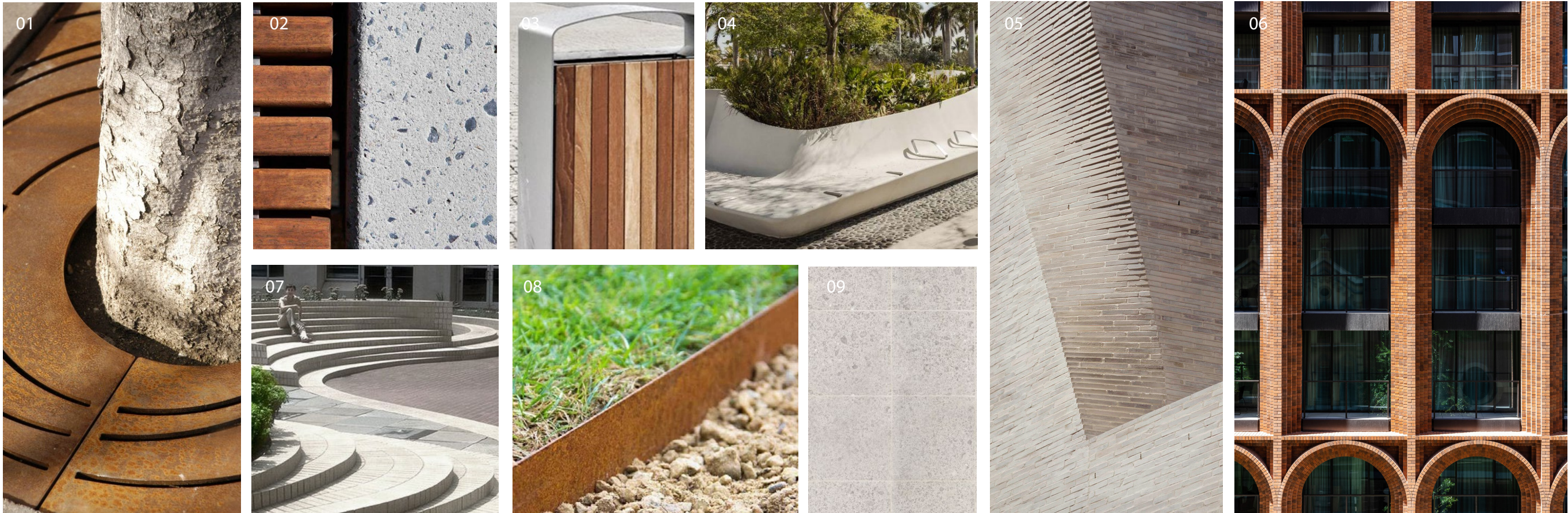


Leadership
Recognises projects that set a strategic direction, build a vision for industry or enhance the industry's capacity to innovate.

Every phase of a project is an opportunity to make a difference



9.4 Material Palette
Reference Materials



01: Reference Image - Landscape details to tree base

02: Reference Image - Timber and Concrete

03: Reference Image - Integrated street furniture

04: Reference Image - Integrated Planting

05: Reference Image - Light Coloured Brickwork

06: Reference Image - Arc by Crown Brick Facade details

07: Reference Image - Curved steps and seating

08: Reference Image - Landscape edge detail

09: Reference Image - Light coloured concrete

KOICHI TAKADA ARCHITECTS PTY LTD

ABN 63 131 365 896

Suite 41 & 42 (Level 4)
61 Marlborough Street
Surry Hills
Sydney NSW 2010
AUSTRALIA

+61 2 9698 8510
info@koichitakada.com
www.koichitakada.com

Nominated Architect:

KOICHI TAKADA

NSW Architects 6901
VIC Architects 16179
Australian Institute of Architects 25286
Royal British Institute of Architects 10411592

Koichi
Takada
Architects