

## Podium Character

Rather than simply reappropriating the character of the heritage shopfronts, nettletontribe proposes a contemporary architectural language informed by the design concept outlined earlier in this report.

The subtle curving of the solid vertical articulation is deliberately organic in feel evoking the forms of tree trunks. The timber materiality of the vertical battens provides warmth and a fine-grain texture, whilst the extensive use of glazing contributes to an overall sense of lightness and allows the retail and commercial elements of the podium to activate the street frontage. The existing melaleuca tree is integrated with the response and the addition of planting to the top level of the podium softens the overall bulk and provides further visual interest.

The underlying logic of the contextual grid ensures that the response is sensitive in both scale and rhythm to Oxford Street.



Figure 9 - Perspective view of proposed amended podium

- ■ ■ Existing street wall datum
- ■ ■ Street rhythm

## Podium Use

The first floor of the podium is proposed to have a commercial tenancy. This is in keeping with the mixed use character of the precinct and will help to activate the proposed laneway and Oxford Street retail on the ground floor plane.

The commercial element will face onto Oxford Street, ensuring that residential privacy is not compromised.

The slab projecting over the driveway provides an opportunity for private open space for the commercial tenancy.

The roof of the commercial element is proposed to serve as a landscaped communal open space for residents. The planting and greenery will be visible from the public domain which will serve to soften the podium.



## Built Form

### Envelope

The floor plates of the residential tower have been designed to optimise the northern aspect.

A series of vertical rebates have been strategically implemented to help define separate, slender vertical forms.

The tower facing Oxford Street is higher than the rear tower. This helps transition between the lower density condition to the east of the site up to the high-rise developments proposed on the Oxford Street ridge.



Figure 11 - Typical floor plan with discrete, articulated tower masses colour-coded

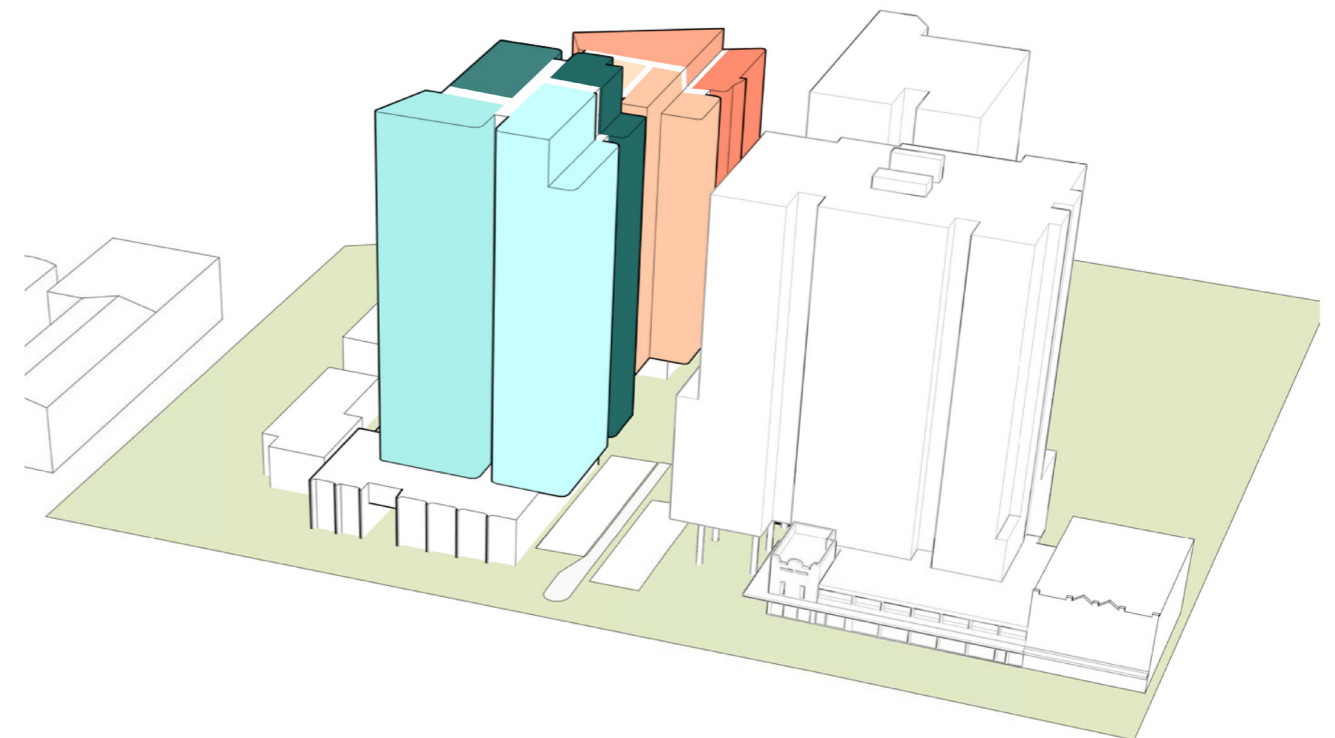
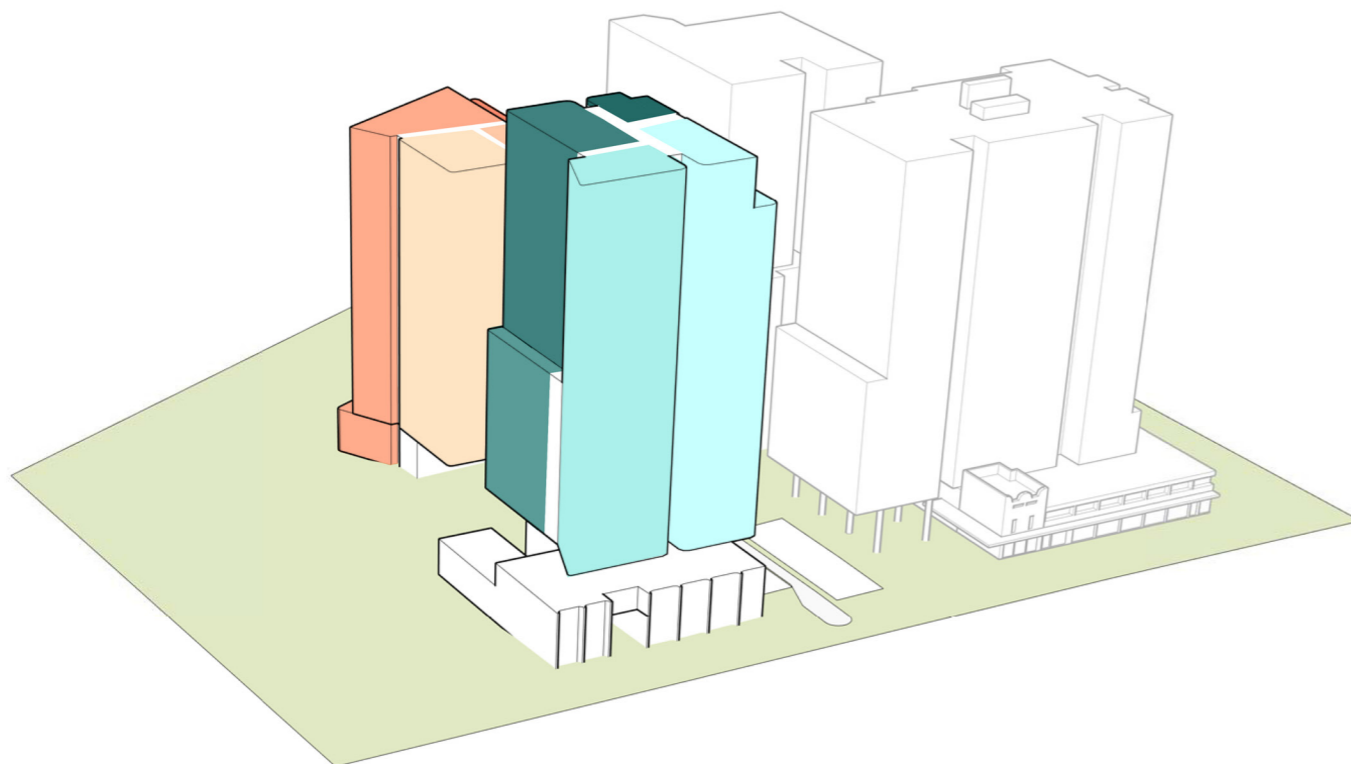


Figure 12 - Envelope massing diagrams with discrete, articulated tower masses colour-coded

## Tower Planning

### Amenity & Privacy

The long Northern boundary is an asset to this site as it presents the opportunity for very good solar amenity to the majority of apartments.

The planning prioritises the northerly aspect - most of the balconies and fenestration face North. The Easterly and Westerly aspects are also predominantly open.

The resultant envelope of the development as a whole is open to views and to the sun on 3 sides.

To achieve this, the separation between the towers is 15m and the setback to the southern boundary is 6m.

Views have been framed to the North, East and West and have been restricted to the south and internally between the towers to eliminate potential privacy issues. These walls are proposed to be a layering of textured timber screening elements, glazing and organic solid forms.

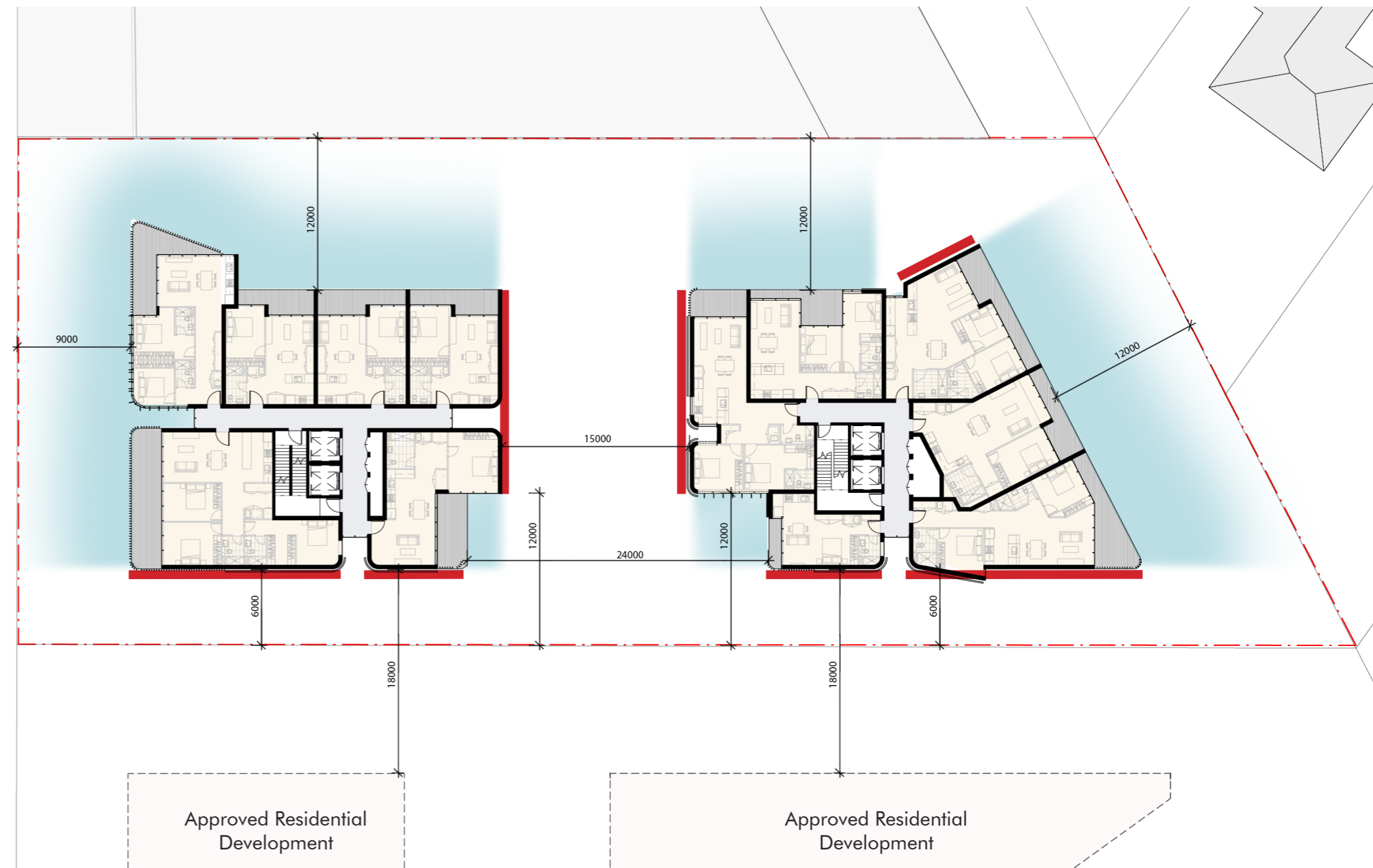


Figure 13 - Typical Floor - Amended DA

Views (Open/glazed)  
Privacy (Closed/Screened)

## Tower Planning

### Solar Access & Overshadowing

To maximise the northerly aspect of the development, the tower buildings are necessarily positioned 6m from the Southern boundary.

The planning has been considered to mitigate potential overshadowing of the neighbouring approved development to the south.

The South East corner of Tower A and the South West corner of Tower B have been inset to allow greater solar access to the adjacent DA.

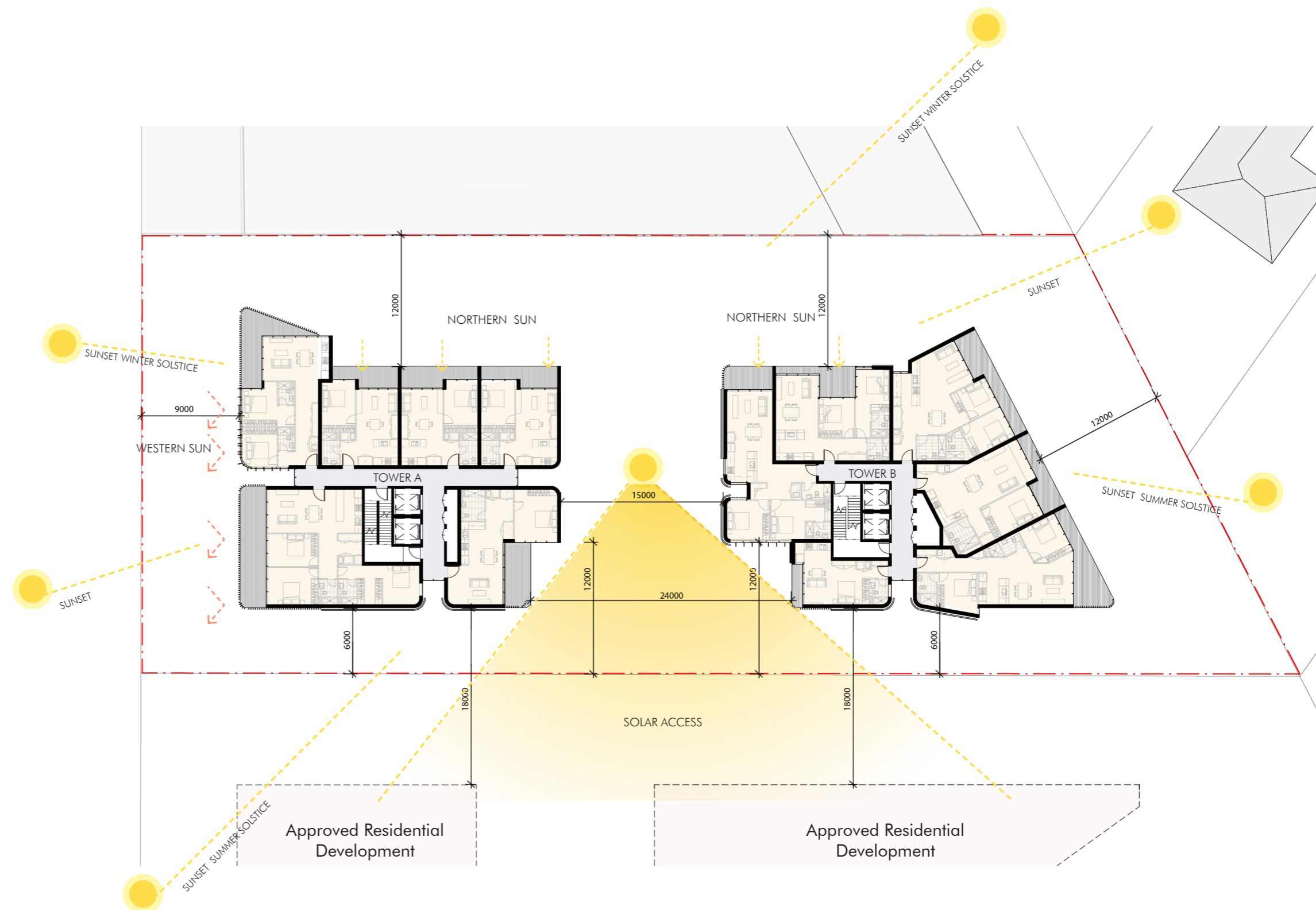


Figure 14 - Typical Floor - Solar Access Diagram

## Architectural Character

### Materiality

The materiality of the facade elements reinforce the design concepts.

Like the bark of the melaleuca, vertical timber screens in varying densities, glazing, concrete and greenery overlap and peel away from each other as they wrap the towers, making way for balconies and windows and providing privacy where necessary.



Figure 16 - Concept view from Oxford Street at SW corner of site. Vertical Rebates emphasise verticality and materiality reinforces concept

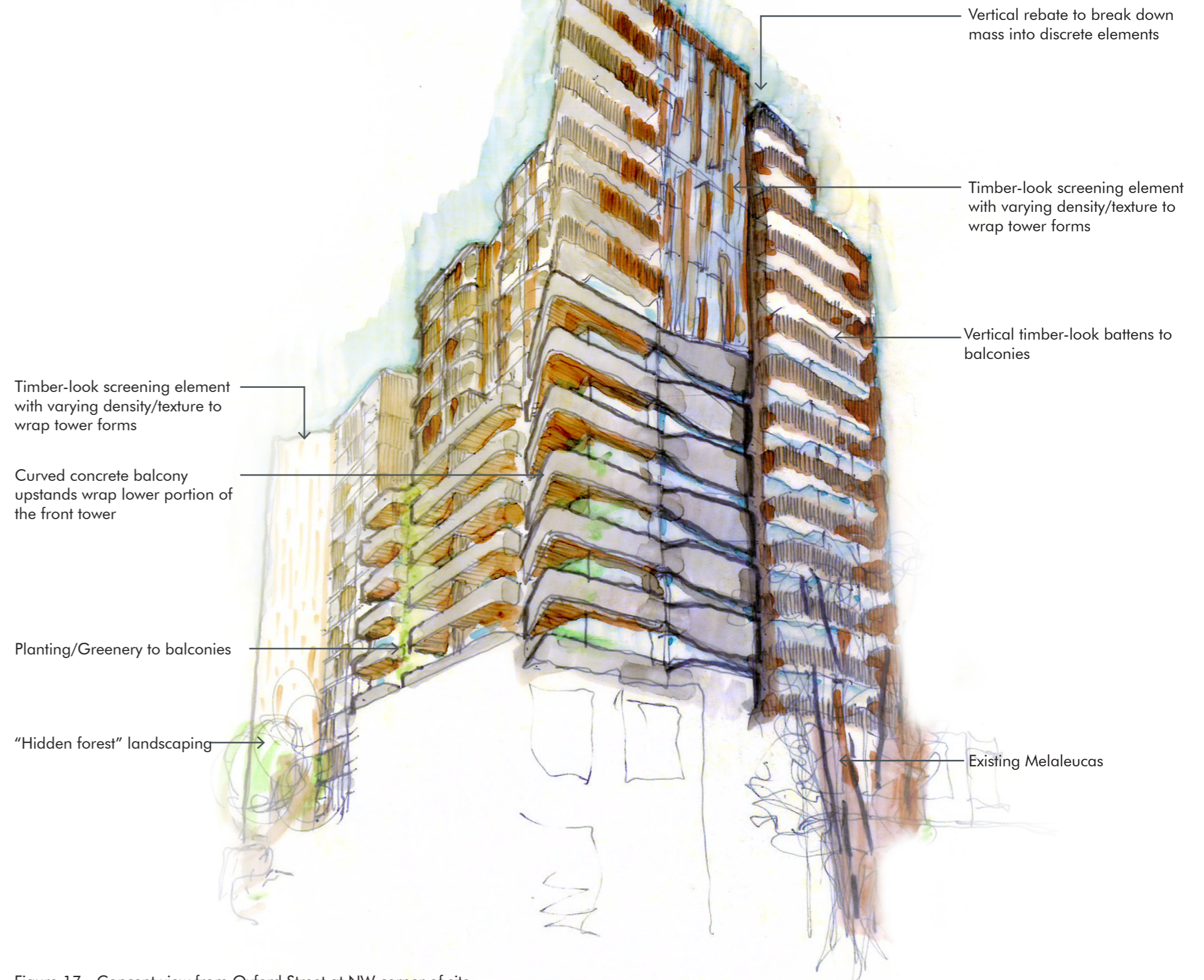


Figure 17 - Concept view from Oxford Street at NW corner of site. Vertical Rebates emphasise verticality and materiality reinforces concept



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