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Cover Sheet

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Perspective Views

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Perspective Views

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Perspective Views

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Perspective Views

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Perspective Views

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THE DESIGN PROPOSAL

The subject site is situated in a central location in the town centre of Forster, and there is an opportunity to create a landmark building and precedent for the surrounding area. Proposed is a mix of uses integrated into a vertical residential retirement community developed with improved economic & accessibility infrastructure. The development is proposed to be built in four stages.

The character of the built form is designed to sit within and enhance the urban setting of Forster. A contemporary aesthetic is used, incorporating elements that provide modulation and interest. The design expression draws inspiration from the forms, materials, patterns, shapes and colours of the natural environment surrounding the site.

The project aims to develop an exemplary urban design outcome of high quality architecture tailored to the needs of the council, resident, community, context and client.

The development is comprised of the following:

Community uses – A council library, community centre, community lounge and civic plaza are integrated within stage one.

Commercial uses – A mix of commercial uses are provided across the four stages, comprising a convenience supermarket, restaurant/café precinct & retail as well as complimentary uses such as a childcare centre, gym, nightclub and cinema. It is envisaged that these complimentary uses shall draw a trade from within the development and from the wider Forster community. Private resident facilities are provided such as craft rooms, wellness centre (therapy/day spa/gymnasium/ pool), billiards, home theatre, lounge, bar and kitchen with a roof terrace BBQ area, communal gardens and outdoor recreation spaces.

Independent Living Units (ILU's) - 143 ILU's located in three towers of between 7 & 11 stories built in 3 stages. Stage 1 Tower A accommodates 53 ILU's with a mix of 5 One Bed Units, 25 Two bed Units and 23 Three Bed Units. Stage 2 Tower B accommodates 59 ILU's with a mix of 28 Two bed Units, 29 Three Bed Units, 1 Four Bedroom & 1 Five Bedroom Penthouses. Stage 3 Tower C accommodates 31 ILU's with a mix of 19 Two bed Units, 12 Three Bed Units and 2 Three Bedroom Penthouses.

Hotel Accommodation – A luxury hotel is proposed in stage 4 a tower on podium with 86 Hotel Rooms plus 12 One Bedroom & 6 Two Bedroom Serviced Apartments. The Hotel Podium houses the Lobby, Hotel Services, Restaurant, Function rooms, Night Club, Retail and Childcare Centre.

Car parking – Community, retail and restaurant car parking is provided in basement 1. Hotel car parking is provided in basement 2 and podium. Residential car parking is provided on podium levels.

Urban Design intent

In line with the requirements of MidCoast Council, the development's design has been modelled and layered to achieve compatibility with the surrounding neighbourhood.

Significance and contribution of the property to the urban domain

The site has three street frontages being located at the corner of Lake Street, West Street and Middle Street. Positioned on the North-Western side of the town in the café/beach precinct, the development is ideally located to service the both Forster & Tuncurry with high amenity. The site is closely located to the main arterial route for the town of Forster. There is an opportunity to create a project that will set the standard for and lead the way in the urban design of this precinct. We propose that this site be a hub for the surrounding suburb by designing a striking building that sits comfortably in the precinct and natural environment, sets a benchmark for mixed use ESD design in the area and achieves exemplary urban design outcomes. Height of buildings and design quality is proposed to create a recognizable visual landmark. Equitable access for members of the community will be addressed throughout the development, in particular to public areas and entrances to the buildings.

A landmark for the community can be achieved in a variety of ways - Visual, Social, Economic and Environmental. An integration of theses aspects will ensure a holistic sustainable and vibrant outcome as outlined below:

ARCHITECTURAL/URBAN DESIGN ELEMENTS	
Element	Goals
Articulation	Retail level: retail on ground level has an increased height reflecting the difference of use and requirement for servicing etc. Articulation of this level allows it to transition from the podium above. Podium: The façade references natural seaside forms and materials. The undulating curves and palisade battening of the screens is abstracted from the forms of the beach and estuary. Planters behind the screen create a green wall over two levels. Residential levels: Located at higher levels, units are angled to capture views and block overlooking. Screens are employed for sun shading and articulation.
Entry Areas	Entry areas are given prominence by features such as changes of materials, height and volume which in turn assist in way-finding. The community centre and library entry on Lake Street is designed as a physical indent in the building's form. It creates an eddy on the side of the activity of the street, recessing it away from the faster pace of activity and movement. The entry is given legibility through scale of door and feature entry frame. Residential entries express the tower design down at street level, introducing an identity distinct from the retail aesthetic. Retail entries are in shopfronts, many of which shall fold open to outdoor areas and engage with the street.
Awnings	Spatially interesting, the curving overhang of level 2 and lower awning manipulates the space along the street. The two story height of the civic precinct overhang provides a larger gesture to the community.
Facade treatment	A legible articulation of the building massing allows the observer to perceive that changes of use occur within. Articulation and patterning of the façade is related to individual unit levels and uses,giving scale and reference to the street and greater site context. A variety of finishes, colours and textures enliven the building'sfaçade and spaces to create interest and enrich the areas that are close to interaction at a human scale. Curvilinear forms are given to podium and ground floor levels which accommodate community and retail uses. Angular forms radiating around for views and privacy express the residential.
Service areas	Service areas are screened from view. They are accessed via the basement and service roads within the site.
Streetscape activation / Linkage	Activation of the streetscape and strengthening of the link to the Estuary parkland, café precinct & main street are important Social initiatives and are linked to the main civic plaza by an extended civic space along Lake Street.
Artwork	A community artist is proposed to participate in the creation of the "oyster pole" landscaping feature which will enrich the vibrancy of the centre and link to the Wallis Lake foreshore boardwalk. Artwork gives an opportunity to engage with the local sense of place and to reinforce mindful connectivity and enhance local pride of place
Connectivity	Visual Connectivity with the surrounding area is achieved by using appropriately scaled elements, patterning of the façade and Materials. In conjunction with the local council urban renewal plan, bikeway development plan and upgrades to the streetscape, the combined outcome will encourage increased pedestrian travel to and through the site

Sustainability Goals

The landmark mixed use development creates a vibrant, transit oriented hub as a focal point for the community, expressing innovative, cost effective ESD strategies as an integral part of the design. It will deliver improved comfort levels, reduced energy and water consumption and reduced impact on the environment for residents and users. Designing a high level sustainable living environment, will help to achieve social, environmental and economic benefits for the household, operator and the broader community. This Triple Bottom Line (TBL) approach provides a means of holistically assessing the performance of a building, the aim being to improve all aspects of sustainability in building design. The three fundamental aspects of the TBL approach are interrelated, however these are broken down into a series of more clearly defined goals according to the most relevant area. Innovative features proposed include:

ENVIRONMENTAL SUSTAINABILITY	
The design of a building for environmental sustainability needs to address, but is not limited to, energy, water, materials, waste and landscaping. The siting of the building and the landscaping considers the natural features of the site, including topography, the local climate, local flora and fauna, and natural and cultural features.	
Element	Goals
Transport	The Development seeks to encourage and enhance active transport options amongst the community by providing off street bicycle parking, bicycle storage, improved pathway access to the immediate site, improved transport linkages and improved access for public transport.
Passive solar design strategies	Passive solar strategies are central to the design to minimize the need for non-renewable energy, impose less carbon emissions on the environment and save cost.
Orientation	Orientation of the built form with maximised northern aspects for solar control, east and west facades with minimal openings, limited to providing desired cross-ventilation and views. A Sun Solar Study has been completed for the Design Concept to assess areas for potential improvement.
Natural ventilation	Ventilation strategies Site - the built form and site configuration is designed to catch the cooling N.E. sea breezes and optimize natural ventilation via breezeways and cross ventilation throughout the site: Buildings - cross ventilated residential corridors promote well ventilated internal spaces. In addition, "breezeway doors" to each apartment offer a unique combination of ventilated screen doors and solid front door, an idea borrowed from the traditional Queenslander House (this feature has been successfully used in the Village Centre at Kelvin Grove).
Natural lighting	Maximized natural daylight entry including naturally lit residential lobbies reduce the need for artificial lighting. Opportunities to optimization daylight penetration into dwellings and tenancies has been assessed by a thermal performance assessor.
Active technology	Minimised sizing of AC due to above described passive strategies result in a minimised impact to the environment and cost. All systems will be efficient, high quality technology.
Photovoltaics	Economic viability of a photovoltaic system will be investigated.
Energy Efficiency	The project has been master planned and controlled through the development process to demonstrate that positive passive solar design has been given a high level of consideration. The project has been designed to minimise extremities in temperatures, including negative microclimatic factors. The design of public spaces optimises microclimatic conditions. Design elements including high performance insulation, shading devises, vegetation buffers, passive solar design and appropriate glazing systems will be implemented to ensure the development creates a comfortable environment, meeting all Section J and Basix requirements. Opportunities to optimise daylight penetration into dwellings and tenancies have been assessed. Energy efficient lighting shall be provided The implementation of podium carparking is intended to reduce the need for mechanical ventilation.
Water	At a minimum, fixtures will include: - Showerheads that use equal to or less than 6 litres per minute; and - Taps to bathrooms, kitchen and laundry that use equal to or less than 6 litres per minute. - Locally native (endemic) plant species will be used wherever appropriate. In community facilities, waterless urinals & taps with water usage of 6 litres or less per minute will be used. A water conservation system is being designed for stormwater harvesting and re-use for onsite irrigation. This will aid in the reduction of consumption of potable water and benefit the success of the community garden on the site.
Waste	Mechanical infrastructure to separate general and recyclable waste from residential towers will be incorporated. The location of a community garden area opposite the site on West Street will allow for management of green waste and biodegradable food scraps from commercial and residential areas (subject to management framework and community agreements).
Materials	The overall design has taken into consideration the future uses of the building to minimise the requirement for modifications and material disposal. Building products will also be chosen with consideration for their recyclable properties. Feature environmentally friendly materials will include: Park/Commercial furniture which have a recycled content or supplementary cement materials will used where possible. All vegetative debris from the site will be mulched and reused wherever possible. Any non-contaminated topsoil will be stockpiled and reused where possible. Structural timber will be AFS (Australian Forestry Standard) or FSC (Forest Stewardship Council) accredited. Minimum 50% of the carpet shall have a rating of level 2 or greater under the Australian Carpet Classification, Environmental Classification Scheme. Low emissions paints, sealants, adhesives & engineered wood products should all be considered as standard.
Landscaping	A thorough site analysis has been conducted prior to planning and design to identify: - Areas of prime ecological significance; - Areas where clearing and/or major earthworks should specifically not occur; - Potential soil issues; and - The suitability of the site for potential earthworks and construction. Biophilic elements are integrated throughout the site including green roofs, podiums, retention and provision of shade trees, trellis systems and landscaped areas to improve air quality, increase biodiversity and reduce the heat island effect. These increase the health and wellbeing, provide amenity and a pleasant atmosphere.
Ecosystems	The stormwater management design will demonstrate: Appropriate water sensitive urban design principles shall be applied to protect both water cycle and infrastructure; and Incorporate stormwater management provisions during and post construction to avoid enhanced risk of flooding and flood damage and to reduce risk of pollution entering waterways. Valuable existing vegetation will be retained wherever practically possible with amendment of mulch and revegetate soils disturbed during construction.

ECONOMIC SUSTAINABILITY	
The project is driven by a clear vision, with defined environmental, economic, social sustainability and liveability goals. Economic sustainability needs to address, but is not limited to, initial construction, ongoing maintenance and running, and future modification costs.	
Element	Goals
Initial construction	A thorough site analysis prior to planning and design has been conducted. The project has been planning, designed and is to be constructed in a manner that achieves a balanced earthworks outcome. Planning, implementation and maintenance of effective erosion and sediment control measures will be delivered during construction.
Ongoing maintenance and running	Initiatives integrated from the initial design result in a number of cost savings during operation including: - During operation, BASIX & Section J compliance ensures a high level of thermal performance through accuracy, leakage and sealant control. Energy efficient design, green roofs and passive solar strategies reduce heating / cooling loads; - Well design appropriate units for a variety of income levels; - Rain water harvesting to offset water consumption costs; - Solar or heat pump heating to pools to reduce electricity consumption; - Materials of durable, low maintenance characteristics are proposed, resulting in low life cycle and running cost. - Off street bicycle parking and bicycle storage to encourage low energy transportation; In addition, building management initiatives are proposed to reduce body corporate costs.
Future modification	The design minimizes the need for future modifications to cater for the occupants changing mobility requirements.
Job creation / retail use	Strengthening of retail use in this locality with well considered uses is essential for the continued and improved economic prosperity of the area, including the creation of new employment opportunities.
Community Costs	The project has been designed to encourage a safe environment, with reduced crime and will encourage positive interaction between residents/employees/visitors and other local people using the area. The provision of a diverse array of retail and community facilities offers a definite economic opportunity for the local community.

SOCIAL SUSTAINABILITY	
The design of a buildings for social sustainability needs to address, but is not limited to, human health and comfort, safety, security and universal design, as well as addressing issues of the broader community. Creation of a social environment to encourage interaction will be achieved through creation of a place of special meaning.	
Element	Goals
Human Comfort and Health	The building provides an internal environment that is thermally comfortable while at the same time minimises the presence of toxic chemicals within the building. Improved air quality by integrated vegetation, increased use of natural ventilation taking advantage of the prevailing South-Easterly sea breezes, and reduced need for air conditioning.
Safety	The likelihood of injuries occurring in and around the building for the aged is reduced. The design minimises the possibility of accidental falls, burns and poisoning.
Security	Attention is given to transparency of facades at street level to ensure that there is passive surveillance and overlooking of publicly accessible areas as well as informal surveillance of the street. The building uses designs, fixtures and fittings to reduce crime and protect the building from malicious intruders. Urban design elements to encourage community safety; such as visual connectivity through low height vegetation where appropriate.
Universal design	Equitable access for members of the community will be addressed throughout the development, in particular to public areas and entrances to the buildings. The building is versatile and comfortable for people with varying physical abilities and at different stages of their lives. It is easy to move around the building, and the operation of fittings and fixtures caters for people with varying abilities.
Community Building	The provision of a community facilities, new town library and additional community garden area demonstrates a genuine effort to allow improved community involvement and support services. In conjunction with the local council urban renewal plan, bikeway development plan and upgrades to the streetscape, the combined outcome will encourage increased pedestrian travel to and through the site. By integrating a wide mix of uses we can introduce variety to the activities, their times of use for a wider demographic. The building successfully contributes to an improved community identity. Additional features include edible gardens for community use, green scapes / trellis systems to soften the urban environment and artwork to engender community pride as well as internet/ intranet connections for increased community connectivity.

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Design Intent

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