

711 HUNTER ST, NEWCASTLE

DEVELOPMENT APPLICATION RFI
DESIGN RESPONSE REPORT

19th of May 2023



DEVELOPMENT APPLICATION RFI

DESIGN RESPONSE

NO	RESPONSE	RESPONSE TO SUBMISSION	SUPPLEMENTARY MATERIAL
1	PROPOSED STAGING		
B	In the event the lower podium is constructed across two stages, as proposed, a detailed analysis being provided outlining the proposed strategy for construction of Stage 2. Further details are to be provided, which address the development will continue the operation of the driveway to Stage 1 whilst also maintaining public (resident) safety and minimising on-street congestion. This is to be presented in a comprehensive staged construction management plan.	Adequate vehicle and pedestrian pathways will be allocated during the construction of Stage 2. Safe operation of these access ways are outlined in the updated Construction Management Plan. Additional diagrams are provided in this report highlighting the access & operation of the car park during Stage 2 works	Refer to Proposed Staging page 16 Refer to amended CMP
C	Amended architectural plans to reflect the amended staging and must include a detailed landscape design for 'stage 2' land consistent with the connecting to country work undertaken to inform the overall design. The architectural plans for both stage 1 & 2 must demonstrate that stage 1 can operate independently of stage 2, including during construction works for stage 2 occurring.	Amended staging plans include a generous interim park in lieu of hoarding around the Stage 2 site. Stage 1 will also include a public art opportunity (mural) on the adjoining wall.	Refer to Proposed Staging pages 9-15 Refer to Landscape drawings prepared by Urbis Refer to Public Art Plan updated with interim Public Art opportunity for Staged approach.
E	An amended plan which clearly details any proposed drainage and associated easements (please ensure easement widths are correctly noted).	Amended architectural drawings include the location and extent of the flood storage on ground floor, rainwater tank and flood refuge on level 5. Water Management Strategy updated following meeting with Council engineers with a more detailed concept design showing stormwater management from Stage 2, through to discharge point on Hunter Street.	Refer to Engineering Matters pages 37 & 40 Refer to Draft Stratum plan updated with the inclusion of Stormwater easement details Refer to updated Stormwater Report, and Drainage Plan
2	DESIGN EXCELLENCE, DIP / UDRP, and CPTED		
	...the amended plans must incorporate the recommendations of any specialist report supporting the application. For example, the submitted CPTED report makes numerous recommendations regarding the layout and operation of the proposal which have not been incorporated into the architectural plans (e.g., lobbies to each tower and separation of commercial and residential elements (including parking and storage cages).	The ground floor lobby entry for the northern tower is proposed to be relocated closer to the central area, as well as an additional window to its adjacent retail tenancy to improve its visibility from the street. Indicative street views are provided to illustrate how the combination of the ground plane, residential, retail frontages, as well as landscaping and lighting work together to create a highly activated ground plane. Commercial and residential parking and storage cages are separated via a security gate between levels 1 & upper levels. Diagrams are provided to illustrate that level 1 is a shared car parking space with designated areas for commercial that are separate to residential visitor car parking. All access to private residential areas are secured. All private residential storage have been relocated into the secured levels 2 and above.	Refer to CPTED Recommendations pages 24-26 Refer to amended CPTED report Refer to Proposed Staging pages 16-21, Refer to CPTED Recommendations pages 30-35 Refer to amended CPTED report
	Consideration must also be given to pedestrian and accessible pathways of travel; it is to be demonstrated that pathways are maintained clear and unobstructed. Details of grading changes between ground levels and the walkways on the raised ground level podium areas at the front of the retail tenancies, are to be provided. The design should ensure allowances are made for future outdoor dining etc. whilst maintaining suitable pedestrian accessibility.	The design has been revised to widen the footpaths outside of the ground floor retail and food & beverage tenancies, maintaining the original objectives of the retail and ground plane. This adjustment allows retailers to actively engage with the street environment, offering outdoor dining options, providing opportunities for retailer interaction with the street. The design amendments are an improvement for pedestrian access, ensuring unobstructed movement throughout the area while supporting future al fresco dining spaces that contribute to a high quality active street edge.	Refer to CPTED Recommendations page 28

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NO	RESPONSE	RESPONSE TO SUBMISSION	SUPPLEMENTARY MATERIAL
7	ENGINEERING MATTERS		
D	<p>Splay:</p> <p>Amended plans are required which detail a 3.0m x 3.0m splay, the splay is required at the corner of National Park Street and Hunter Street. The application should be amended to propose splay and dedication as future road reserve.</p>	<p>A 3.0m x 3.0m splay has been detailed at the corner of National Part Street and Hunter St on the architectural floor plans</p>	<p>Refer to Engineering Matters page 37</p>
E	<p>Car park layout:</p> <p>Car park bays and aisle widths on plans are to be dimensioned to confirm compliance with AS 2890.1 – Off-street Parking Facilities. Further, disabled parking bays should be located and identified within proximity of proposed lifts and must be clearly illustrated on the submitted plans.</p>	<p>Car parking levels 1-4 have been updated to include dimensions of car parking manoeuvring spaces, including distance of travel for disabled parking bays to lift lobbies.</p>	<p>Refer to Engineering Matters page 39</p>
G	<p>Site Access:</p> <p>The proposed 6.5m wide access driveway for Little King Street appears to comply with AS 1890.1 & 2 respectively, however information is required to confirm that a minimum floor to ceiling height of 4.5m will be maintained to enable service vehicles to access the Stage 1 loading and service dock.</p>	<p>A minimum floor to ceiling height of 4.5m is achieved for the loading dock and access to it.</p>	<p>Refer to Engineering Matters page 37-38</p>
J	<p>Flood Planning Level:</p> <p>The site is located within in a known high-risk area which is subject to flash flooding. The proposed flood planning level (FPL) for Stage 1 is acceptable, with the retail units designed at 3.2m AHD and vehicular entry 2.20m AHD.</p> <p>However, it is noted that the architectural plans have not clearly indicated the FPL, amended architectural plans for both stages are to be provided which clearly indicates the FPL for the Ground Floor commercial areas, landscaped area, and driveway access levels.</p>	<p>FPL at 3.2m AHD are noted on architectural plans for Stage 1 & 2 at the Ground Floor commercial areas, landscaped area, and driveway access</p>	<p>Refer to Engineering Matters page 37</p>
K	<p>K. Flood Risk Management and Refuge:</p> <p>The site is noted to be within a high-risk area (L4). National Park Street functions as a floodway and sections of road reserve may not be accessible during flood events. To mitigate the risk to life, the Stage 1 development proposes to make available a flood refuge on higher levels.</p> <p>i) Amended plans are to be provided that identify a flood refuge, the refuge must be accessible and cater for the expected number of users of the site.</p> <p>ii) The flood refuge must be accessible and cater for the expected number of users of the site. The flood refuge areas must be indicated on the architectural plans.</p> <p>iii) NOTE: A flood risk management plan will be required to be prepared prior to Construction Certificate stage for both stages.</p>	<p>The flood refuge at a higher level in Stage 1 is proposed at the Podium Level 5 communal area. This is outlined in the Flood Risk Management plan. The designated area is a covered BBQ area outside of the residential lobby, and is an accessible area which can cater for the expected number of users of the site.</p> <p>This area is indicated on the level 5 architectural plans.</p>	<p>Refer to Engineering Matters page 40</p>

DEVELOPMENT APPLICATION RFI

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NO	RESPONSE	RESPONSE TO SUBMISSION	SUPPLEMENTARY MATERIAL
7	ENGINEERING MATTERS		
L	<p>Flood Storage:</p> <p>The whole of the site is located within a flood storage area. The proposed building ground floor is to be designed as a suspended slab, which will allow for the unimpeded storage of flood water. A concept design for the ground floor is indicated within the flood report, and this needs to be illustrated through the submitted architectural plans.</p>	<p>An outline of the proposed flood storage area below the proposed building at ground floor is shown on Architectural drawings.</p>	<p>Refer to Engineering Matters page 37</p>
M	<p>Newcastle West Flood & Drainage Mitigation:</p> <p>It is noted that the Verve development at 470 King Street have regraded adjoining road levels and further works are anticipated in association with the development of 1 National Park Street is anticipated. In this respect it has been identified that regrading of frontages the Hunter Street and National Park Street will likely reduce flood impacts on the development and will be required to be undertaken to facilitate the development.</p> <p>To facilitate the assessment the architectural plans must clearly indicate the FPL for the ground level, landscaped area, and driveway levels.</p>	<p>The FPL 3.2m AHD is clearly noted on the ground level landscaped area and driveway levels</p>	<p>Refer to Engineering Matters page 37</p>
N	<p>Stormwater</p> <p>ii) The amended plans must clearly indicate the potential location of the rainwater tanks (the tanks could be located at different levels e.g., ground level and podium).</p> <p>v) A Stormwater discharge connection to King Street is required and must be illustrated on the submitted plans.</p>	<p>A rainwater tank location is proposed on level 5 integrated with a landscape scheme which will help to screen the tank and maintain a high quality of amenity to the residents using the communal open spaces.</p>	<p>Refer to Engineering Matters page 40</p> <p>Refer to updated Stormwater Report, and Drainage Plan</p>

711 HUNTER ST, NEWCASTLE

DA RFI - DESIGN RESPONSE REPORT

UDRP COMMENTS

DESIGN RESPONSE

NO	RESPONSE	RESPONSE TO SUBMISSION	SUPPLEMENTARY MATERIAL
1	CONTEXT AND NEIGHBOURHOOD CHARACTER		
	<p>It was noted that the design of the podium was modified following the design competition, which involved the introduction of extensive residential accommodation on the common podium – which previously entirely devoted to landscape and communal space for residents. The DIP has made recommendations in respect to this area, and a revised design has not as yet been received in response. The UDRP has raised a number of issues pertaining to this area, and awaits the mooted design revisions</p>	<p>The design allows for 31% communal open space, significantly more than the 25% required as per the ADG.</p> <p>Improvements are proposed to the private open space through the extension of the proposed awning structure over the private open spaces with increased planting opportunity for trees on the edge. This provides a green canopy which significantly improves the greening of the podium as viewed from both the apartments above and from the street, whilst minimising privacy impacts on the deck.</p>	<p>Refer to Level 5 Podium Design page 42, 44-45</p>
3	LANDSCAPE		
	<p>It was noted that the Designing for Country documentation prepared by COLA envisaged an integrated landscape treatment that visually connected the podium level to the ground plane with vegetation in a number of locations, including the north-east corner (National Park St/ Hunter St corner) and the south-west corner adjacent to the Drill Hall. The extensive podium level soft landscape proposed in the Competition design was an integral part of this, and the design development identified by the DIP needs to take into account how the Design for Country vision can be successfully implemented. Towards this end, the leafy landscape character of the podium and the cited connections to ground needs to be reinstated.</p> <p>While the introduction of residential accommodation to the podium level is not opposed in principle, the reduction of landscape and the consequential close juxtaposition of public and private areas requires further consideration. For example, the NW corner of the communal open space and the proposed dwelling bedrooms are a potential conflict and need to be further developed, and near the southern tower, the close proximity of the running track and dog exercise area needs to be reconsidered, in favour of greater soft-landscape buffer areas.</p> <p>Very extensive hard-paved private open areas associated with the introduced residential component at podium level are inappropriate for a range of reasons. They do not support the Design for Country vision, they lack privacy for residents, they are excessive in area, and contribute to heat island effect. These areas do not provide an attractive green foreground area for residents of the subject towers or their neighbors that overlook the podium</p>	<p>The amendments proposed for north-east corner (National Park St/Hunter St) involves incorporating additional trees along the podium edges. This creates a lush green canopy that adds another layering to the greenery proposed to the generous green planter edges already proposed. This significantly enhances the podium's greening and conceptually reinforces the rich landscape character and layering envisioned with Design for Country.</p> <p>The landscape design has been improved to include a landscape buffer as well as a green screening strategy which provides privacy between the communal and proposed dwelling bedroom windows, whilst minimising the solar and visual amenity of the residents from within their internal spaces.</p> <p>The amendments include the extension of awning cover, the addition of trees for the private open spaces, reducing the amount of hard-paved areas and providing both architectural and landscape interventions for shade and screening. This aligns with the Design for Country vision by providing a green foreground that enhances privacy for residents, reduces excessive paved areas, and mitigates the heat island effect. This integrated approach ensures an attractive and environmentally conscious environment for both residents of the towers and neighboring properties overlooking the podium</p>	<p>Refer to Level 5 Podium Design page 42, 44-45</p> <p>Refer to Level 5 Podium Design page 42-43</p> <p>Refer to Level 5 Podium Design page 42, 44-45</p>

NO	RESPONSE	RESPONSE TO SUBMISSION	SUPPLEMENTARY MATERIAL
4	AMENITY		
	<p>The apartments were generally considered to provide a good level of internal amenity for future residents. Two areas of needed design development for internal/circulation areas relate to the southern tower:</p> <p>1. Internalised studies – A number of “study” alcoves were considered to be unsatisfactory. These are habitable spaces requiring natural daylight and ventilation consistent with ADG requirements (that is, habitable spaces/rooms must not borrow daylight and ventilation from other rooms). This requirement is reinforced by the need of increasing number of people working from home. The Panel further noted this has flow-on implications for increased energy demand for artificial light and ventilation needed for day-to-day functionality over the life time of the development.</p> <p>Exploration of how these spaces can be located on external walls should be pursued. Alternatively, they should be deleted, returning the space to storage or other adjacent habitable spaces. It was also suggested that improved amenity as a bare minimum could be achieved by relocating the adjacent bedroom wardrobe, and aligning the bedroom door and window with the study area so there is an opportunity for some daylight to reach part of the space and so a sightline enabling glimpses to the exterior through windows of the adjacent room.</p> <p>2. The lobby/corridor areas of the southern tower - have reduced access to views and natural ventilation due to the locating of a plant area at the end of the space, which effectively halves the aperture in the western façade. It was recommended that this area either be relocated or rearranged to widen the glazed opening to an extent commensurate to that proposed in the competition design.</p> <p>The Panel noted the proposed solution in turn reduces the proportional modulation of the southern tower massing achieved with the competition design’s expression of massing.</p>	<p>Studies have been removed where access to natural light cannot be achieved. The study nooks are very valuable to apartment purchasers and the interiors team have been working through options with the JV to ensure they make a positive contribution to the apartment spaces. This is documented in the amended DA Architectural Drawings</p> <p>The plant room is the condenser farm to ensure apartment balconies are not burdened by noisy and hot condensers which considerably reduce the usability of private open space. The plant rooms were not considered as part of the competition scheme, they are required to be externally facing for ventilation purposes.</p> <p>Natural light has been achieved into the lift corridor.</p>	<p>Refer to Amenity pages 47-48</p>
5	SAFETY		
	<p>The UDRP noted, and fully concurred with the concerns raised by the DIP in respect to the lack of CPTED consideration demonstrated in the layout of the residential pedestrian entrances at ground level. The proposed staging of the towers and the consequential partitioning of the landscaped communal space between them, has potential to further exacerbate the condition that the DIP raised concerns about in respect to CPTED. Both the design for the eventual completed central space, and especially the reduced area available in stage one, need to be further considered in respect to providing safe and welcoming all-hour access to residential lobby spaces.</p> <p>The Panel noted the modified car park layout for Stage 2, Levels 01 and 02, spaces Residential R.050, 051 and R.121, 122 appear to conflict with the pedestrian open corridor and does not provide a safe swept path due to the corridor’s skewed geometry.</p>	<p>Amended staging plans include an interim landscaped park and additional public art opportunity to enhance the communal ground plane for Stage 1. The northern tower’s ground floor lobby entry is proposed to be relocated closer to the central area, with an additional retail window to improve visibility and security of the entrances. These adjustments along with the proposed landscape and lighting strategy address concerns raised by the DIP regarding the lack of CPTED consideration in the layout of residential pedestrian entrances at ground level and ensure safe and welcoming access to residential lobby spaces at all hours</p> <p>Dimensions shown to all car parking aisles on architectural drawings.</p>	<p>Refer to Proposed Staging pages 9-15 Refer to CPTED Recommendations page 24-26</p> <p>Refer to Engineering Matters page 39</p>



DESIGN RESPONSE

PROPOSED STAGING

GROUND LEVEL - STAGE 1 LANDSCAPE PLAN



711 HUNTER ST, NEWCASTLE

DA RFI - DESIGN RESPONSE REPORT

PROGRAMS AND ACTIVATION



GRC PLANTER*

GRC PLANTER**



NATIVE GROUNDCOVERS



**LICENSEE ICE
CREAM/COFFEE
CART*****



CITRUS TREES IN PLANTERS**



FREE PLAY



FLEXIBLE CAFE SEATING

***NOTE: TREES IN PLANTERS TO BE REPLANTED ON GROUND LEVEL AS PART OF STAGE 2**

****NOTE: TREES IN PLANTERS TO BE RE-LOCATED ON LEVEL 5 PODIUM AS PART OF STAGE 2**

PROPOSED STAGING

STAGE 1 - STREET VIEW - PROPOSED AMENDMENT



A proposal has been made to create an interim park before the Stage 2 construction works begin. The purpose of the park is to provide the community with continued access to green spaces, offering an area for outdoor recreation and relaxation during the staged construction. The interim park is designed to be an extension of the proposed central open space within the development and is intended to complement the nearby Birdwood Park and Army Drill Hall.

Additionally, there is a plan create an opportunity for public art installations on the adjacent wall to the west, which will help activate the surrounding areas around the temporary park.



ARMY DRILL HALL



PUBLIC ART OPPORTUNITIES



FIXED SCREENING



SOFT EDGES



PUBLIC AMENITY



LANDSCAPE CHARACTER

PROPOSED STAGING
STAGE 1 - STREET VIEW - DA SUBMISSION



The previous proposal for Stage 1 included a construction hoarding around the site for Stage 2.



ARMY DRILL HALL



PUBLIC ART OPPORTUNITIES



FIXED SCREENING



SOFT EDGES



PUBLIC AMENITY



LANDSCAPE CHARACTER

PROPOSED STAGING

STAGE 1 - STREET VIEW - PROPOSED AMENDMENT



The proposed interim park aims to provide a highly activated ground plane which provides better amenity to the residents, the public, as well as complements the surrounds.



ARMY DRILL HALL



PUBLIC ART OPPORTUNITIES



FIXED SCREENING



SOFT EDGES



PUBLIC AMENITY



LANDSCAPE CHARACTER

PROPOSED STAGING

STAGE 1 - STREET VIEW - PROPOSED AMENDMENT



BIRDWOOD PARK VIEW

The interim park provides a soft backdrop to the Army Drill Hall, as well as extends the greenery at Birdwood Park through to the central open space within the site.



ARMY DRILL HALL



PUBLIC ART OPPORTUNITIES



PUBLIC AMENITY



LANDSCAPE CHARACTER



BIRDWOOD PARK



BIRDWOOD PARK

PROPOSED STAGING
 STAGE 1 - PODIUM FORM



ARMY DRILL HALL



PUBLIC ART OPPORTUNITIES



PUBLIC AMENITY



LANDSCAPE CHARACTER

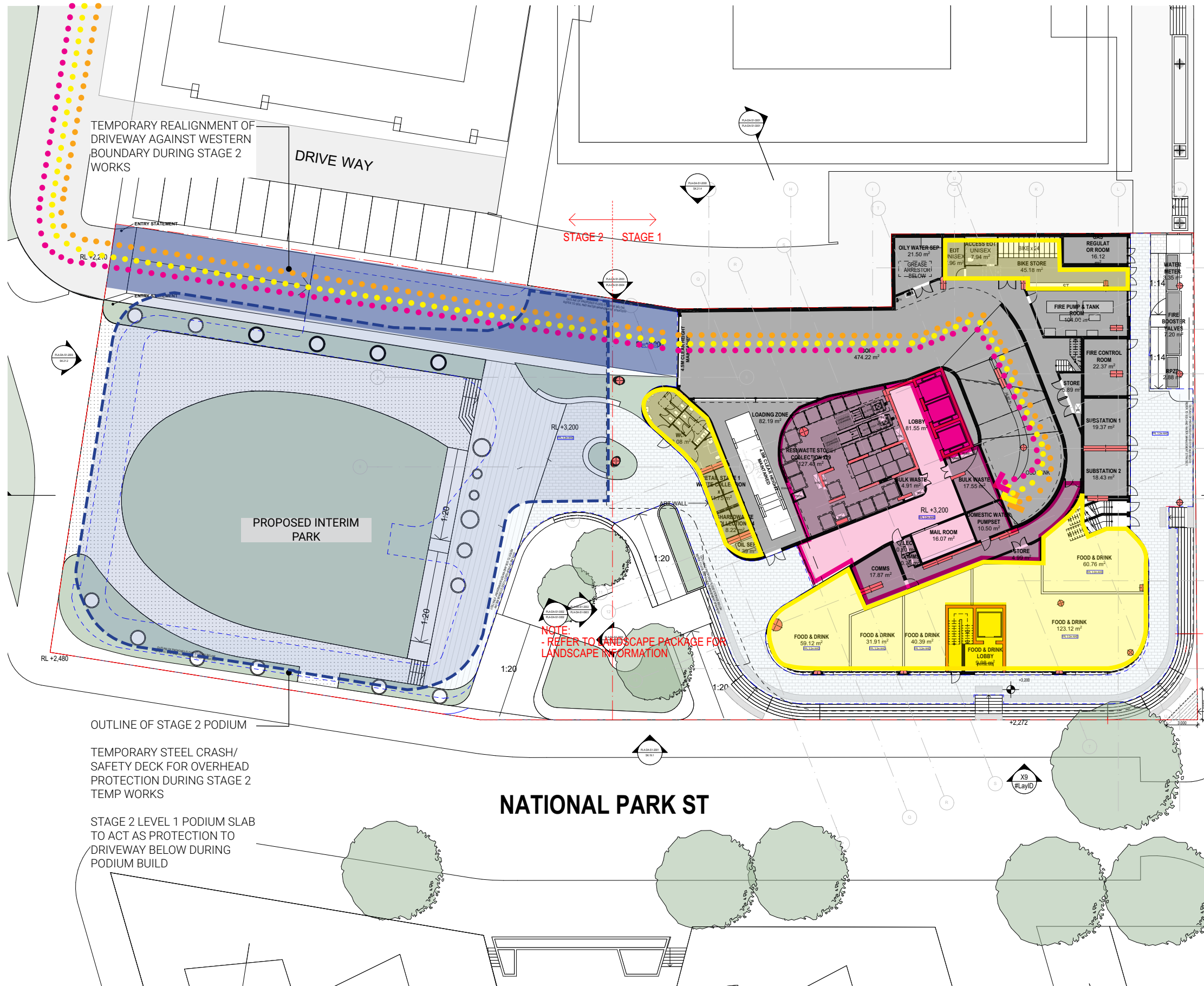


MILL PARK
 INTERIM ACTIVATION



TALLAWONG INTERIM ACTIVATION AREA

PROPOSED STAGING GROUND FLOOR



At the ground plane, the proposed landscaped area provides a generous interim extension of the central open plaza at the heart of the development, while complimenting the surrounding parks and public areas.

During construction, various interventions are incorporated in the Construction Management Plan to address the safety and operation of Stage 1 occupants and visitors.

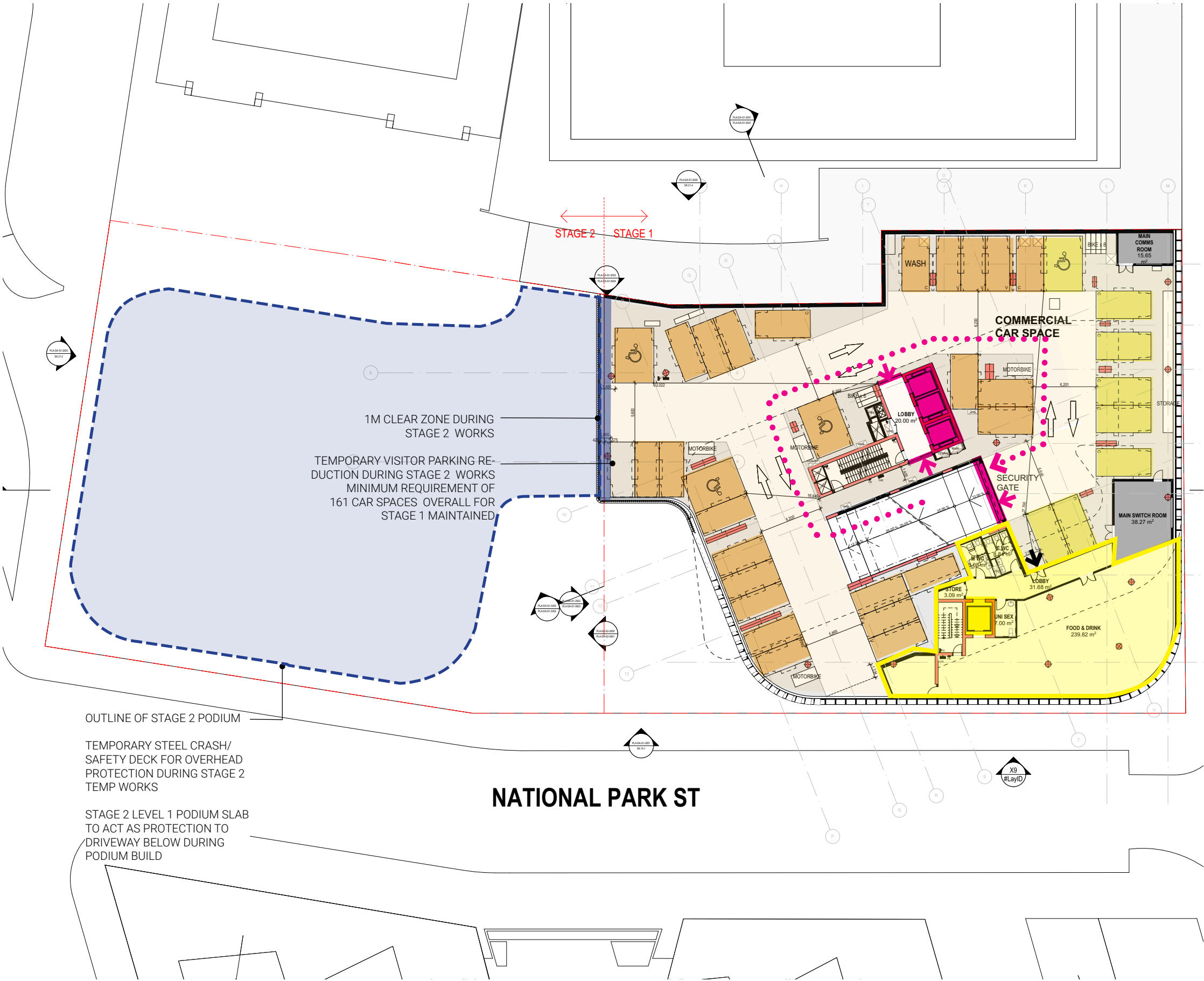
Stage 1 incorporates the necessary servicing and facilities to allow the commercial and residential components to operate without any reliance on Stage 2 works.

711 HUNTER ST, NEWCASTLE

DA RFI - DESIGN RESPONSE REPORT

PROPOSED STAGING

SEPARATION OF USES - STAGE 1 LEVEL 1



On Level 1, there are dedicated parking spaces for commercial and residential visitors only. Separate lobbies are provided for commercial and private residential areas, each serving their respective lift services.

To ensure security and separation between shared and private uses, a security gate is installed to separate private residential parking on the upper levels, while all private storage cages are also relocated to these upper levels.



FIXED SCREENING



FILTERED DAYLIGHT



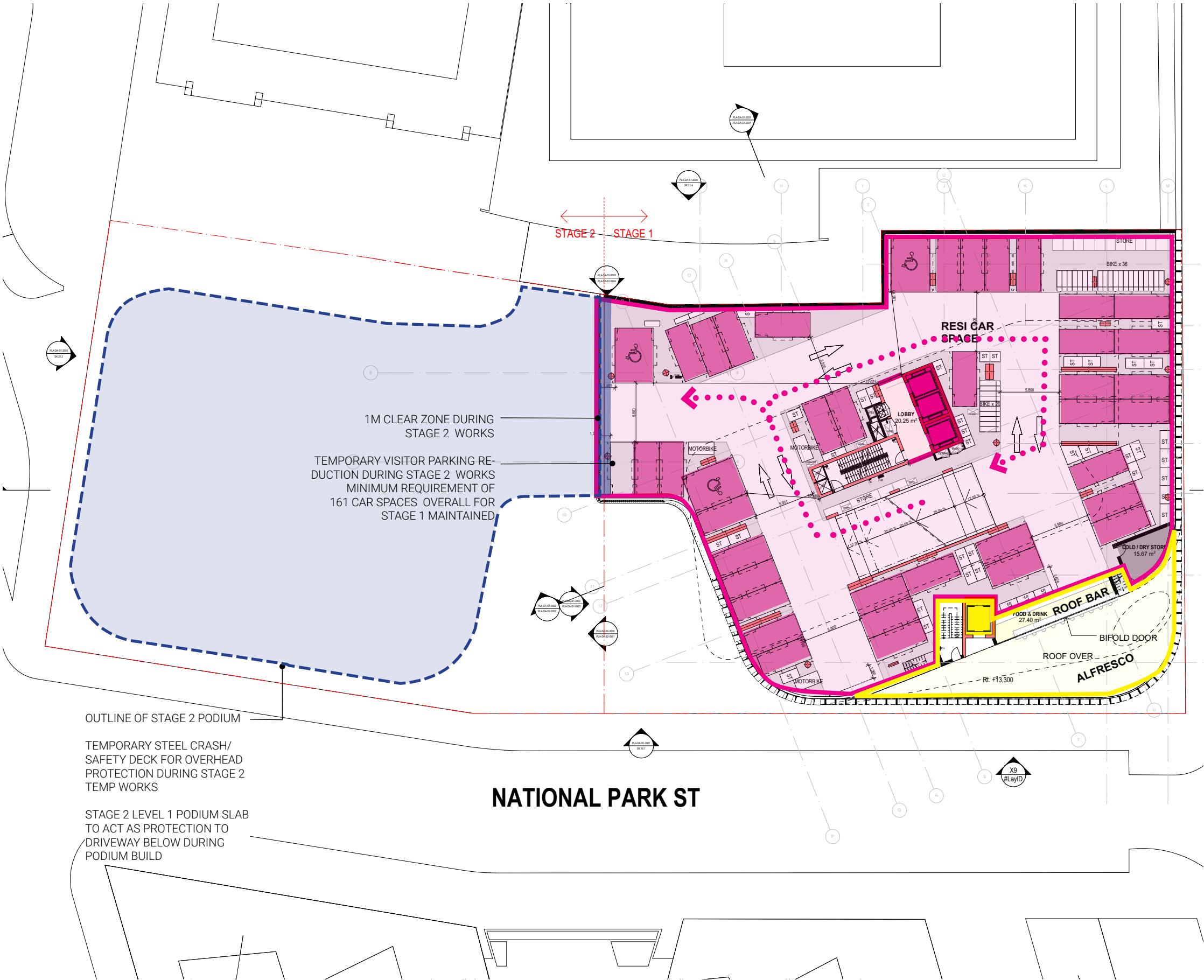
LOBBY



BICYCLE PARKING

- TEMPORARY CLEAR ZONE DURING STAGE 2 WORKS
- COMMERCIAL - 7 spaces
- VISITORS - 27 spaces
- PRIVATE RESIDENTIAL - NIL

PROPOSED STAGING SEPARATION OF USES - STAGE 1 LEVEL 2



Levels 2-4 are exclusively dedicated to private residential car parking and storage cages.

To ensure security and control access, a security gate is installed between levels 1 and 2.



FIXED SCREENING



FILTERED DAYLIGHT



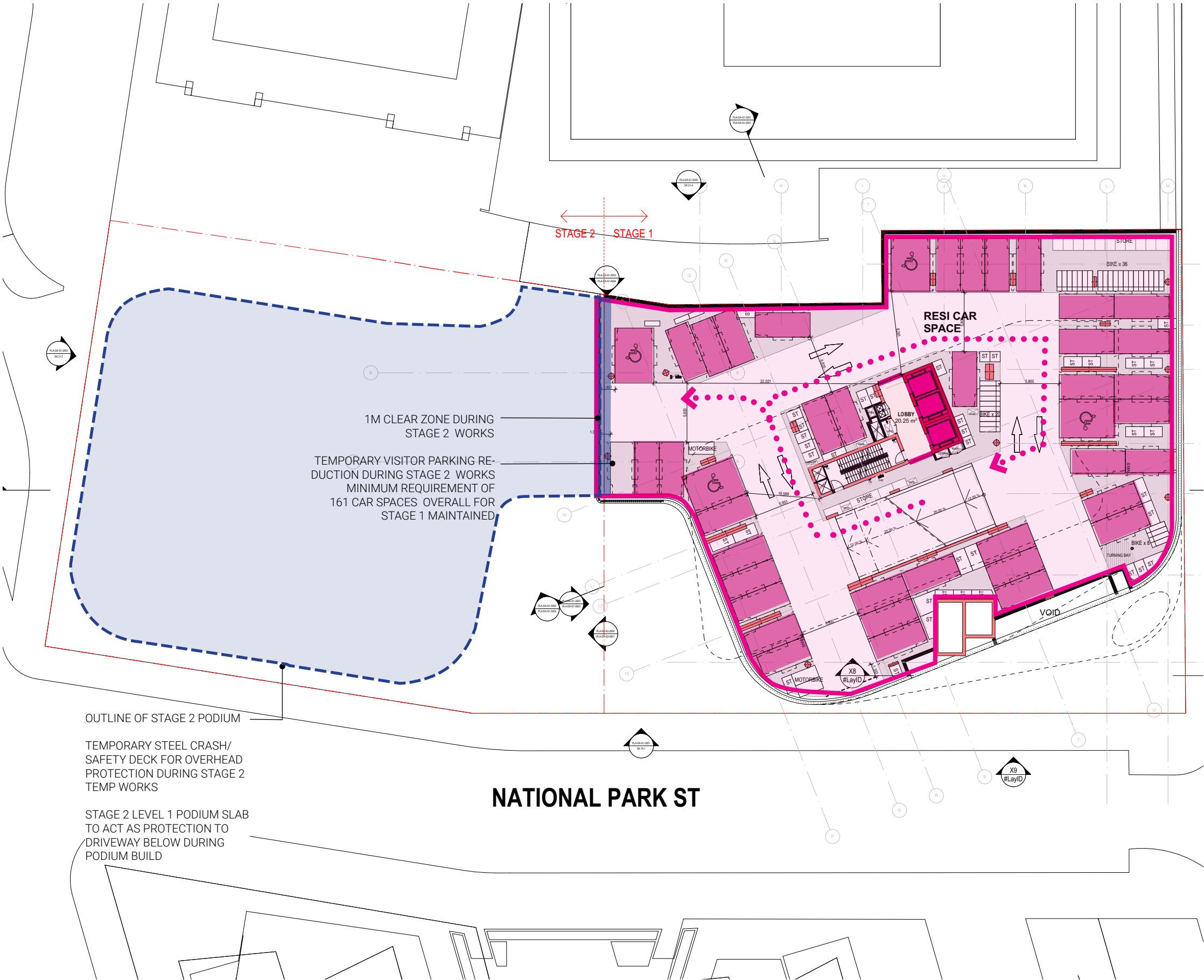
LOBBY



BICYCLE PARKING

- TEMPORARY CLEAR ZONE DURING STAGE 2 WORKS
- COMMERCIAL - NIL
- VISITORS - NIL
- PRIVATE RESIDENTIAL - x39 spaces

PROPOSED STAGING SEPARATION OF USES - STAGE 1 LEVEL 3



Levels 2-4 are exclusively dedicated to private residential car parking and storage cages.

To ensure security and control access, a security gate is installed between levels 1 and 2.



FIXED SCREENING



FILTERED DAYLIGHT



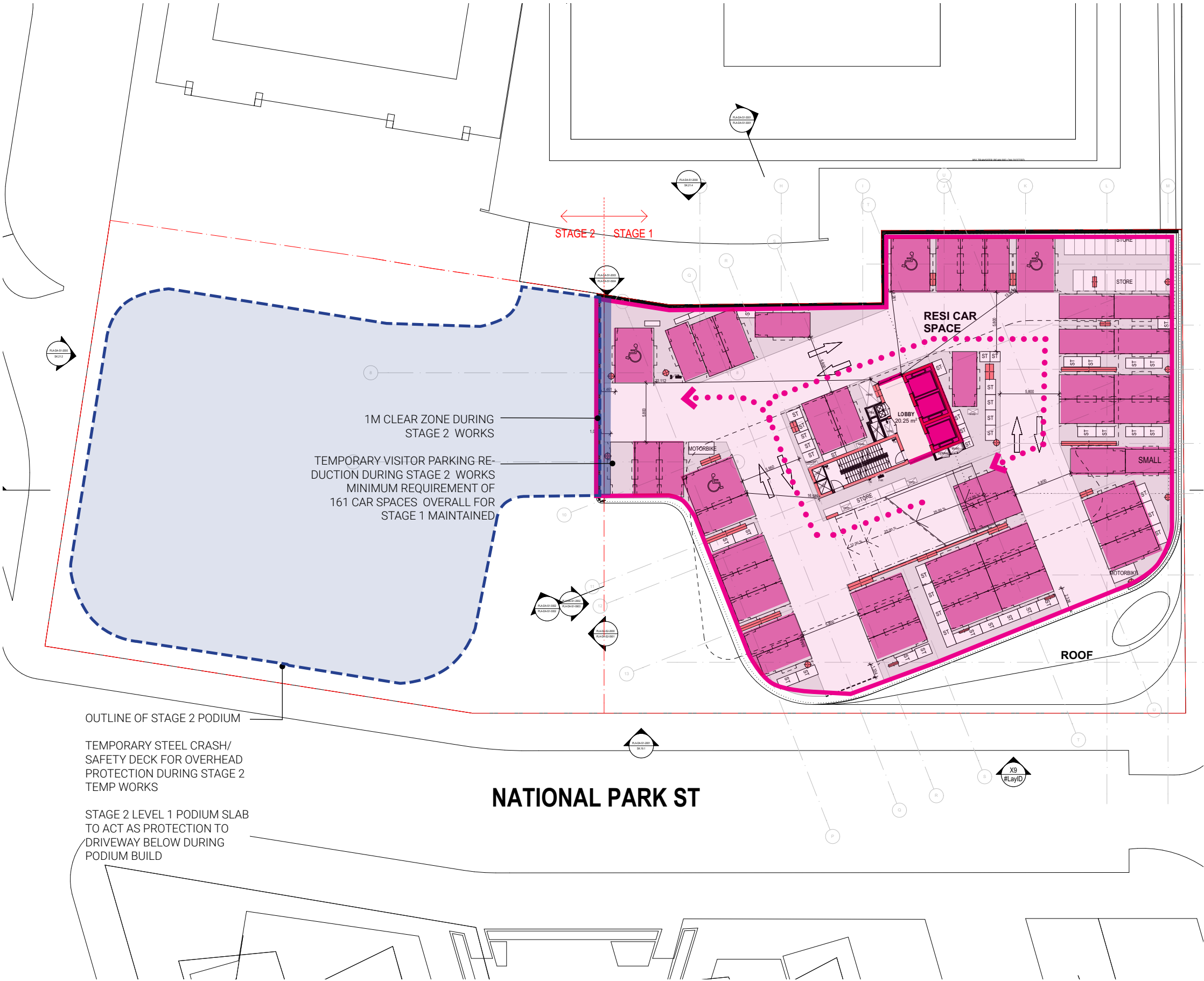
LOBBY



BICYCLE PARKING

- TEMPORARY CLEAR ZONE DURING STAGE 2 WORKS
- COMMERCIAL - NIL
- VISITORS - NIL
- PRIVATE RESIDENTIALx41 spaces

PROPOSED STAGING SEPARATION OF USES - STAGE 1 LEVEL 4



Levels 2-4 are exclusively dedicated to private residential car parking and storage cages.

To ensure security and control access, a security gate is installed between levels 1 and 2.



FIXED SCREENING



FILTERED DAYLIGHT



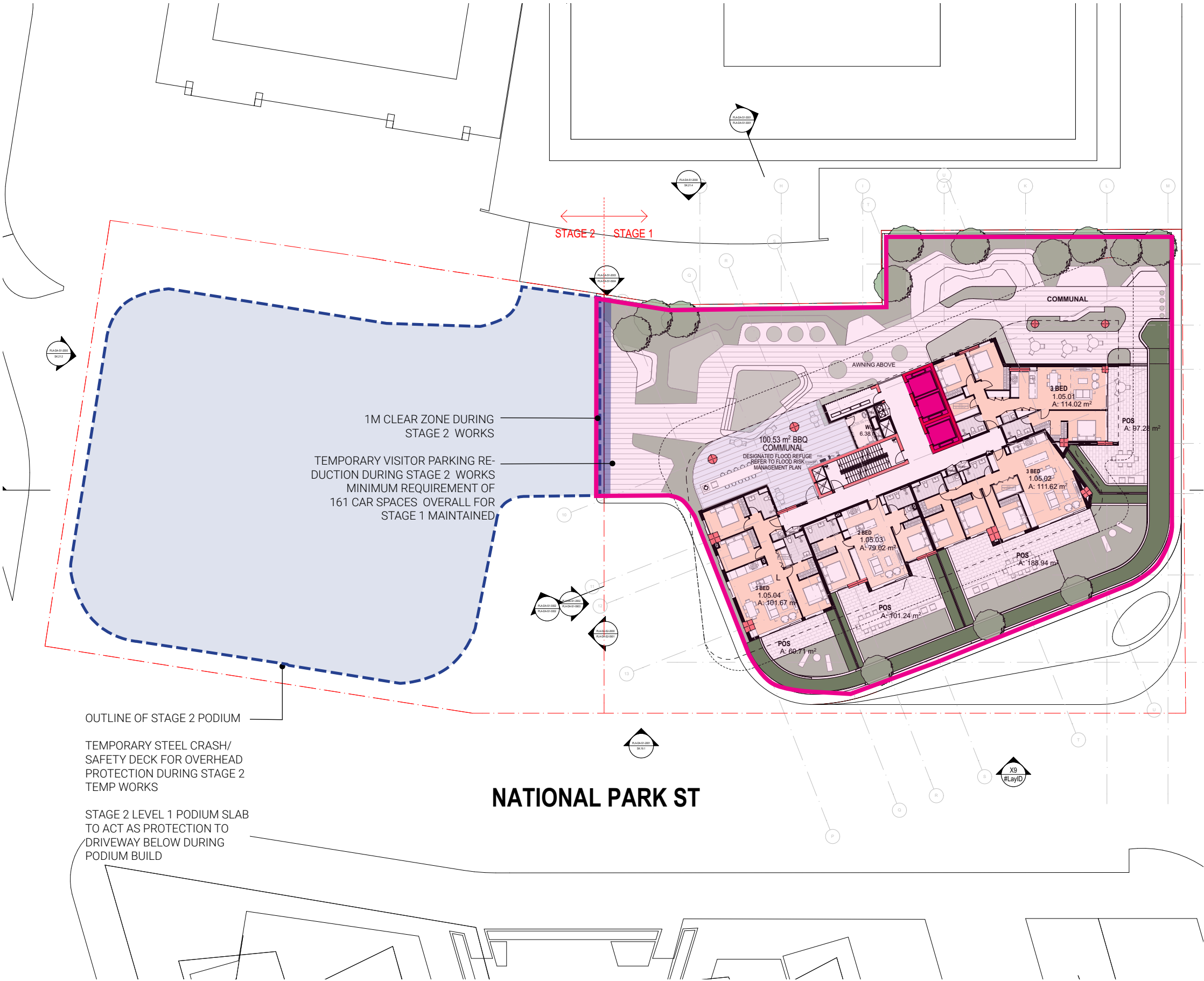
LOBBY



BICYCLE PARKING

- TEMPORARY CLEAR ZONE DURING STAGE 2 WORKS
- COMMERCIAL - NIL
- VISITORS - NIL
- PRIVATE RESIDENTIAL x46 spaces

PROPOSED STAGING SEPARATION OF USES - STAGE 1 LEVEL 5



Only private residential access is granted for the podium communal open spaces at level 5.



COVERED AREAS



COMMUNAL SEATING



GYM / YOGA



BBQ

- COMMERCIAL
- VISITORS
- PRIVATE RESIDENTIAL

DESIGN RESPONSE

CPTED RECOMMENDATIONS

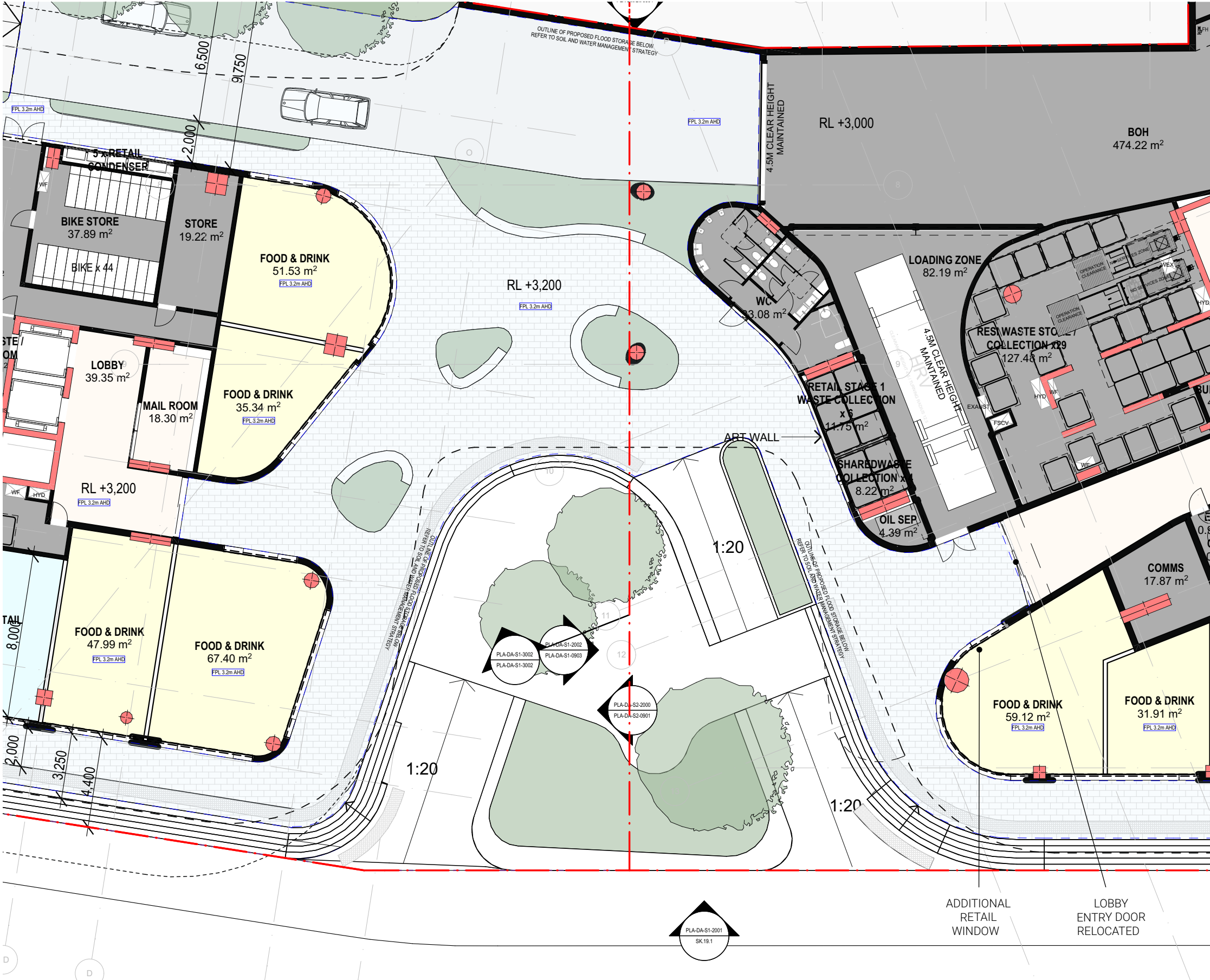


CPTED RECOMMENDATIONS

SOUTH TOWER LOBBY

CPTED RECOMMENDATIONS

GROUND FLOOR - PROPOSED AMENDMENT TO LOBBY ENTRY



Relocating the lobby entry closer to the central open space and adding an adjacent retail window creates better visibility and access to the building’s main entry, making it more convenient for residents and visitors to find and use.



RETAIL ACTIVATION



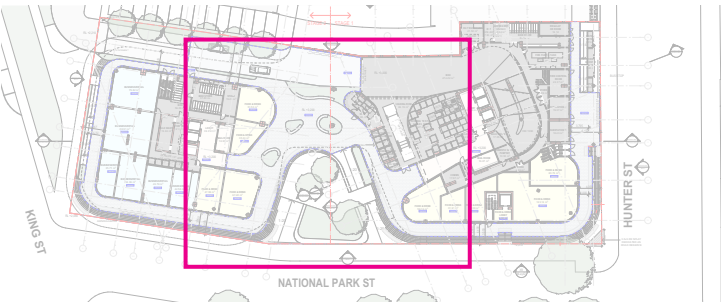
A SENSE OF GATHERING



MOTHER TREE

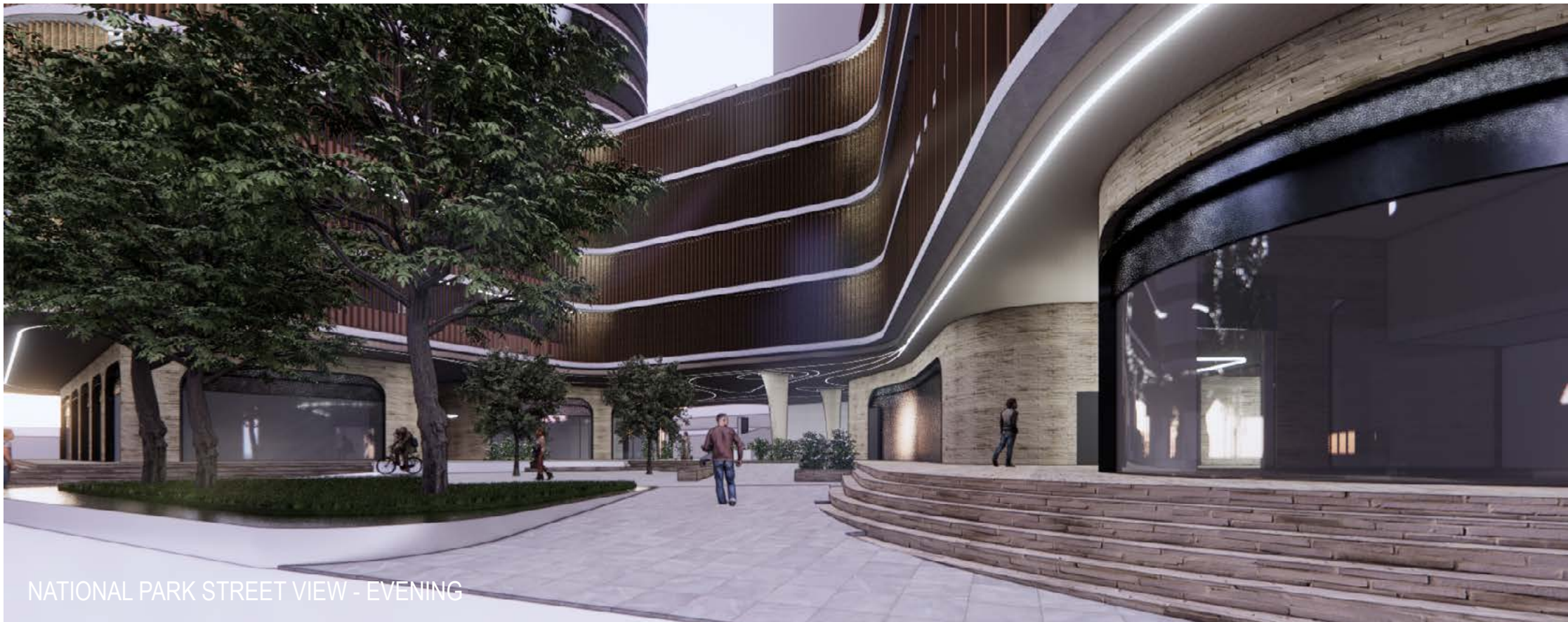


PLAY



CPTED RECOMMENDATIONS

GROUND FLOOR - PROPOSED AMENDMENT TO LOBBY ENTRY



Together with a well-designed landscaping scheme and open space, this can help to improve the security of residents and visitors while providing an attractive and vibrant public area.



RETAIL ACTIVATION



A SENSE OF GATHERING



MOTHER TREE



PLAY



TREE CANOPY



COMMUNAL SEATING

CPTED RECOMMENDATIONS

GROUND FLOOR - PROPOSED AMENDMENT TO LOBBY ENTRY



Solid upstands and external screens are used to reduce glare and filter artificial light in the upper level car park areas. Linear artificial lighting is provided along the building edges to improve the ambience and emphasise the sculptural design.

This is consistent with the geometric curves proposed in the ceilings over the ground plane which accentuate the flow of movement, encouraging a high quality and active public space.



RETAIL ACTIVATION



A SENSE OF GATHERING



MOTHER TREE



PLAY



TREE CANOPY



COMMUNAL SEATING

CPTED RECOMMENDATIONS

GROUND PLANE PATHWAYS

DETAIL SECTION - RETAIL GROUND PLANE



The footpath design has been revised to widen the area outside ground floor retail and food & beverage spaces, aligning with the original objectives. This adjustment allows retailers to engage with the street, offering outdoor dining options and promoting interaction. The amendments include designated stairs with compliant handrails and tactile indicators. Between them, the proposed bleachers allow informal seating and moments for potted plants to activate the ground edges. This improvement to pedestrian access ensures unobstructed movement while supporting future al fresco dining spaces for a vibrant street edge.



POTTED PLANTS



SEATING AREA



TREE CANOPY

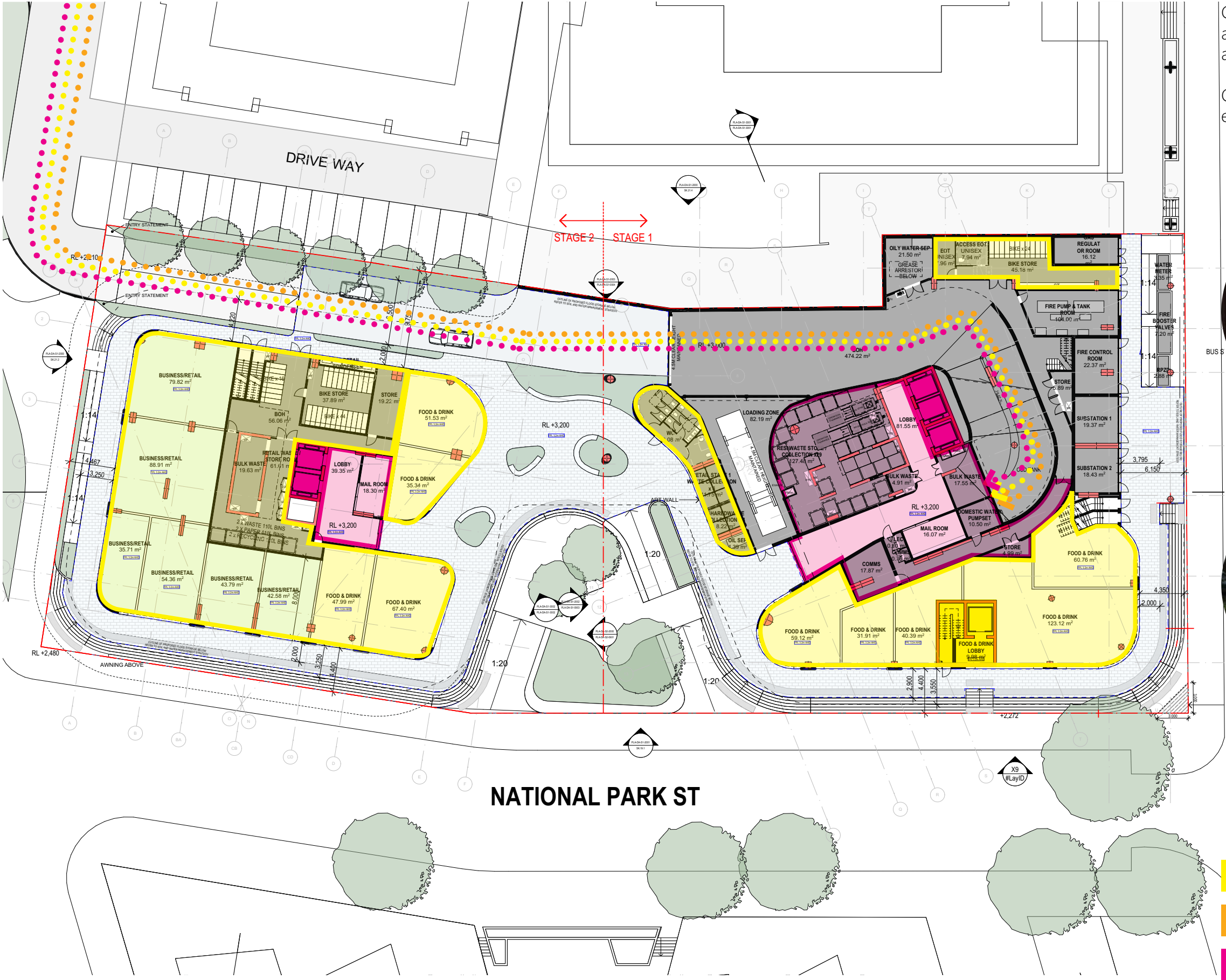


AL FRESCO DINING

CPTED RECOMMENDATIONS

SEPARATION OF USES

CPTED RECOMMENDATIONS
GROUND FLOOR



Commercial and residential areas have separate lifts and lobbies at the ground plane. Their respective amenities are separated with secured doors.

Car parking is accessed via a shared driveway to levels above.



RETAIL ACTIVATION



A SENSE OF GATHERING

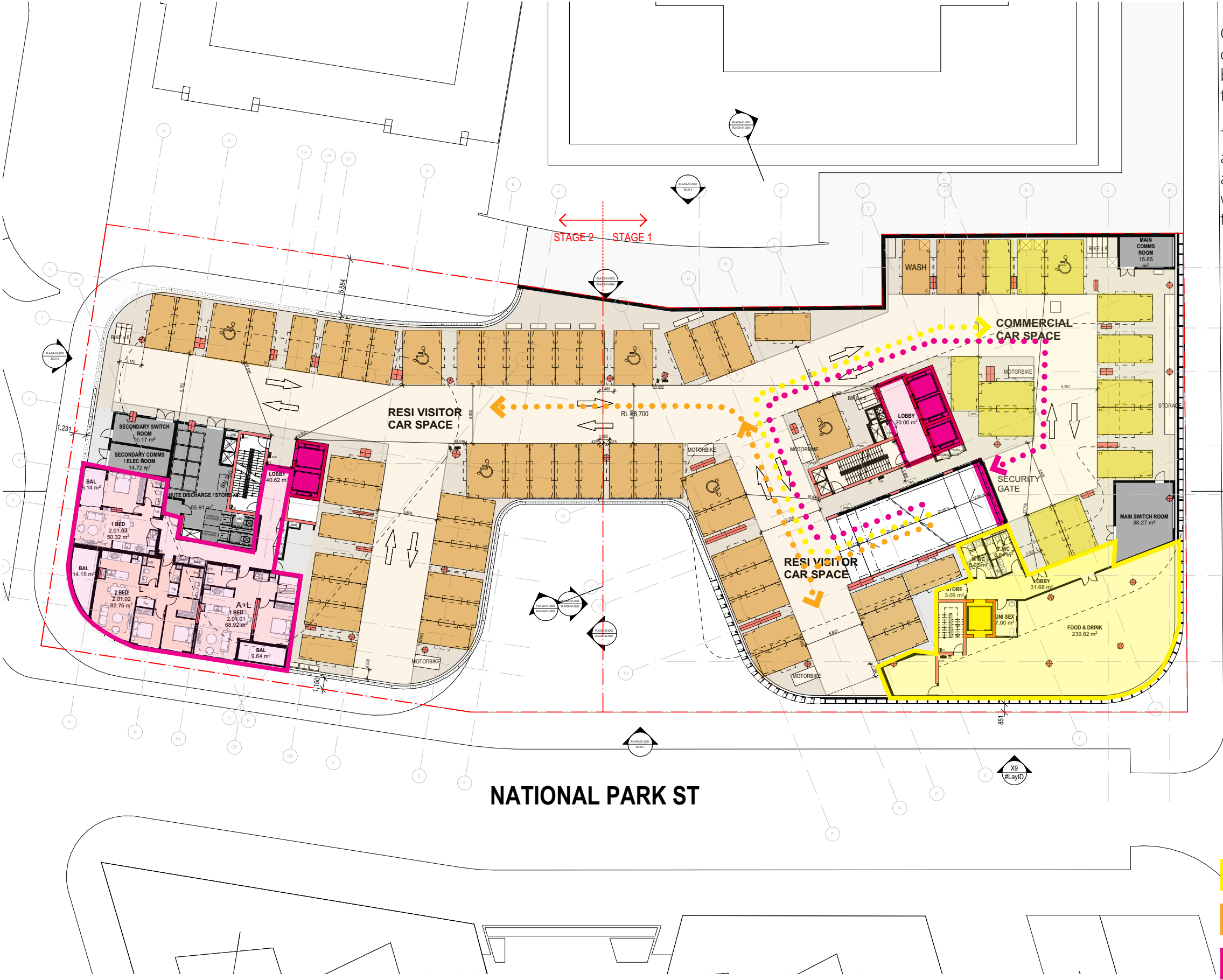


MOTHER TREE



PLAY

CPTED RECOMMENDATIONS
SEPARATION OF USES - STAGE 2 - LEVEL 1



On Level 1, there are dedicated parking spaces for commercial and residential visitors only. Separate lobbies are provided for commercial and private residential areas, each serving their respective lift services.

To ensure security and separation between shared and private uses, a security gate is installed to separate private residential parking on the upper levels, while all private storage cages are also relocated to these upper levels.



FIXED SCREENING



FILTERED DAYLIGHT



LOBBY



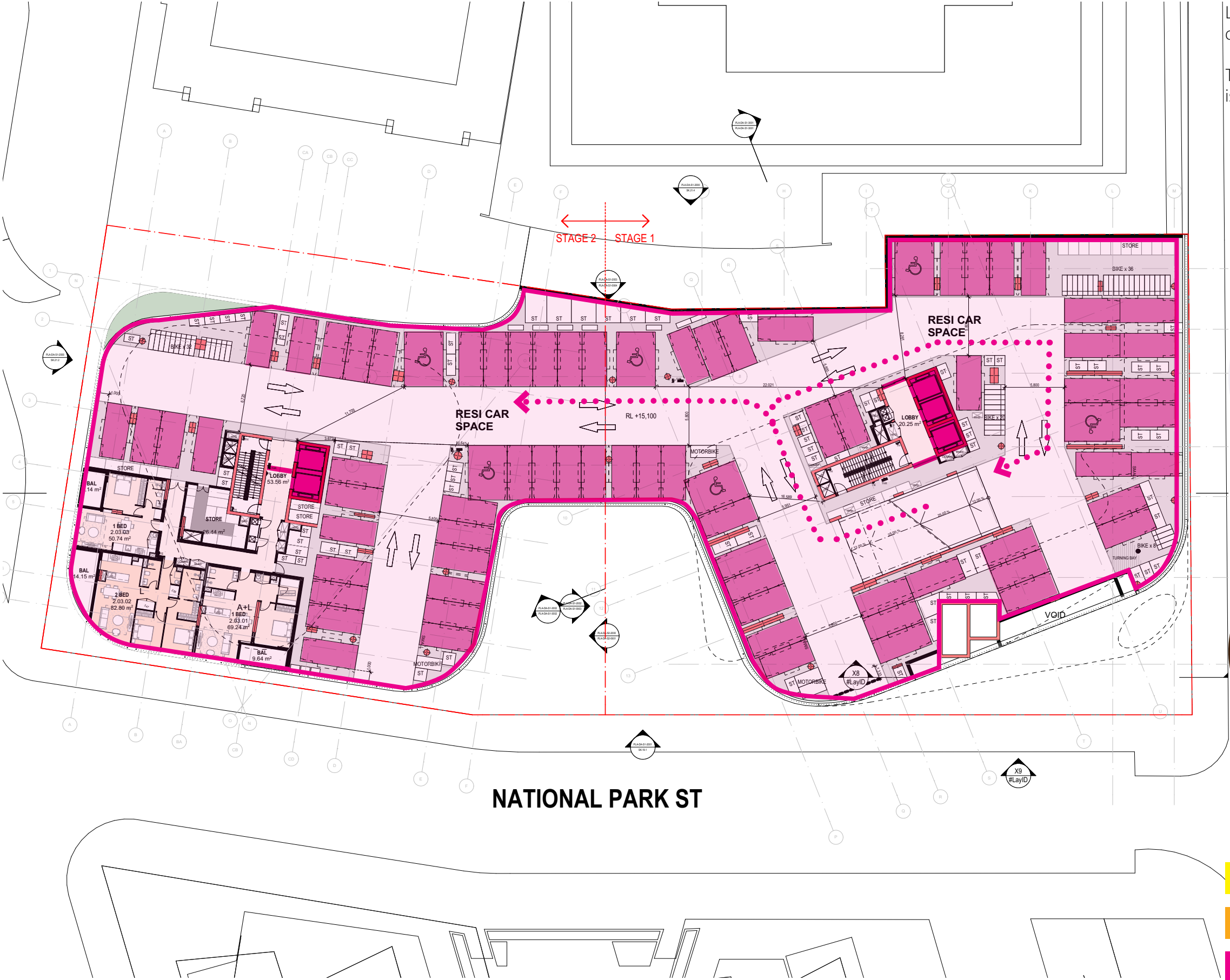
BICYCLE PARKING

- COMMERCIAL
- VISITORS
- PRIVATE RESIDENTIAL

SEPARATION OF USES - STAGE 2 - LEVEL 2

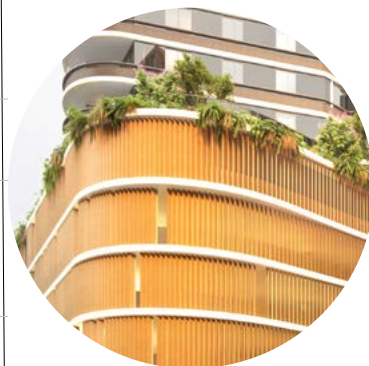


CPTED RECOMMENDATIONS
SEPARATION OF USES - STAGE 2 - LEVEL 3



Levels 2-4 are exclusively dedicated to private residential car parking and storage cages.

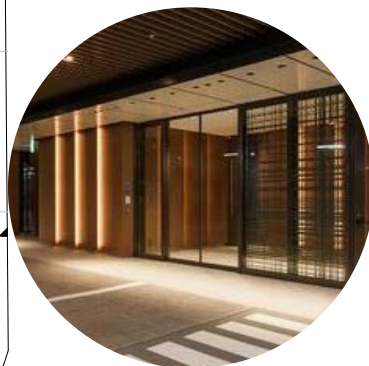
To ensure security and control access, a security gate is installed between levels 1 and 2.



FIXED SCREENING



FILTERED DAYLIGHT



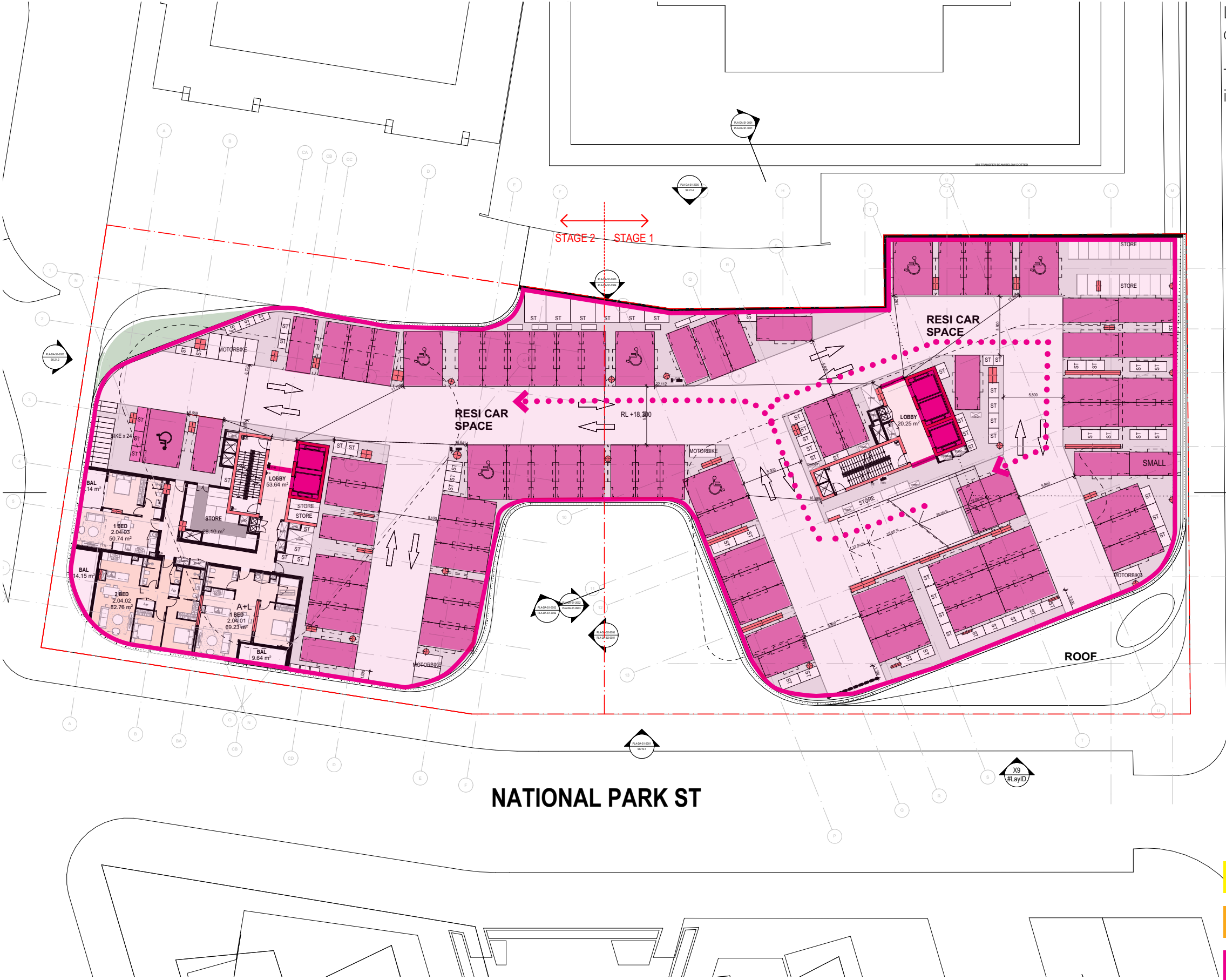
LOBBY



BICYCLE PARKING

CPTED RECOMMENDATIONS

SEPARATION OF USES - STAGE 2 - LEVEL 4



Levels 2-4 are exclusively dedicated to private residential car parking and storage cages.

To ensure security and control access, a security gate is installed between levels 1 and 2.



FIXED SCREENING



FILTERED DAYLIGHT



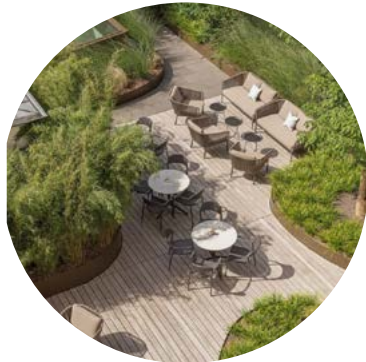
LOBBY



BICYCLE PARKING

CPTED RECOMMENDATIONS
SEPARATION OF USES - STAGE 2 - LEVEL 5

Only private residential access is granted for the podium communal open spaces at level 5.



LANDSCAPE BUFFER



GREEN SCREENING



COVERED AREAS



PLANTED EDGES

- COMMERCIAL
- VISITORS
- PRIVATE RESIDENTIAL

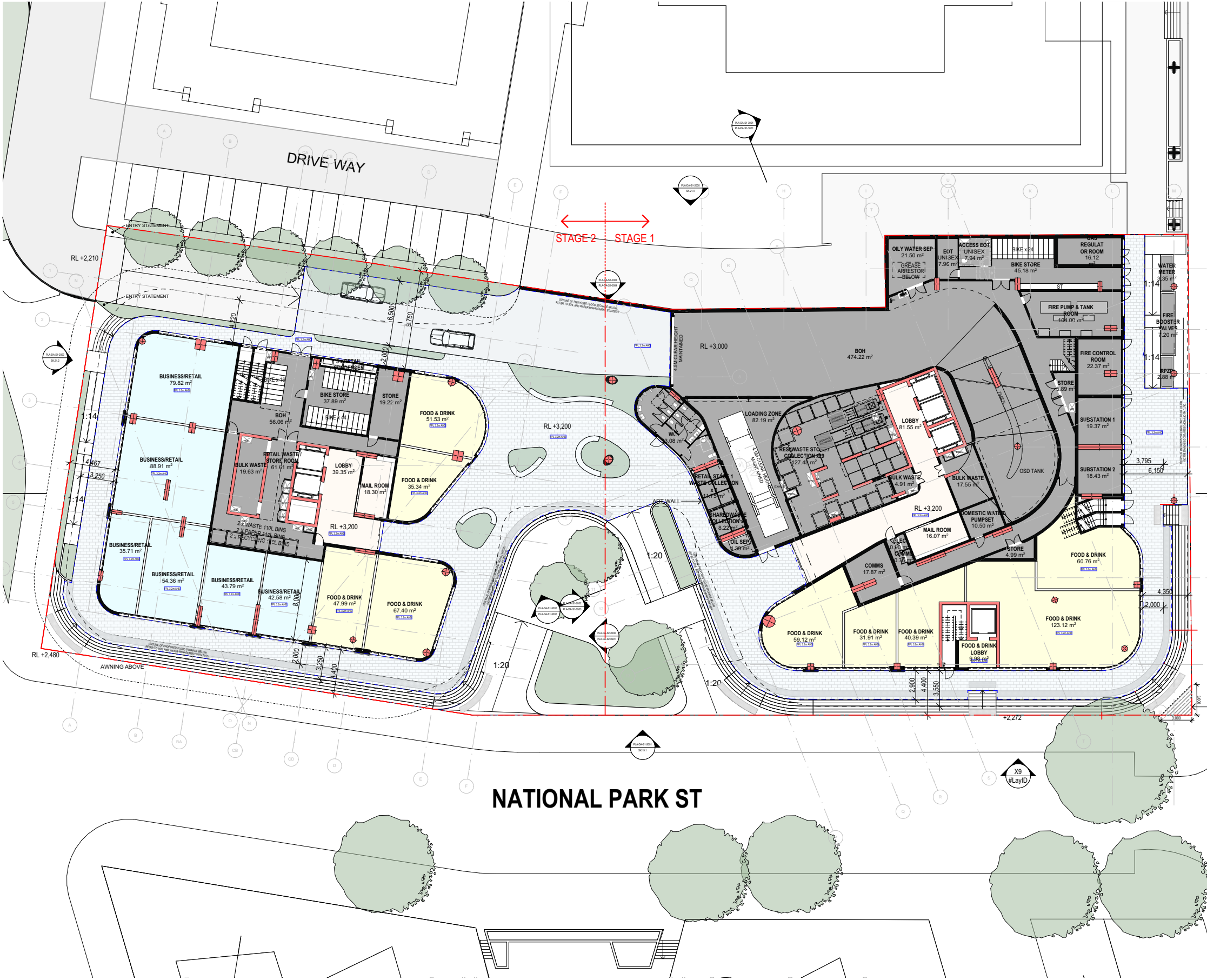


DESIGN RESPONSE

ENGINEERING MATTERS

ENGINEERING MATTERS

GROUND FLOOR



Splays
3x3m sightline splay to the corner of National Park St and Hunter St is maintained.

Flooding Planning Level:
The FPL 3.2 has been noted to the Ground Floor commercial areas, landscaped area, and vehicular entry

Flood Storage:
The proposed building ground floor is to be designed as a suspended slab, which will allows for the unimpeded storage of flood water. This area is indicated on the architectural ground floor plans with reference to the Soil and Water Management Strategy prepared by BG&E.



RETAIL ACTIVATION



A SENSE OF GATHERING



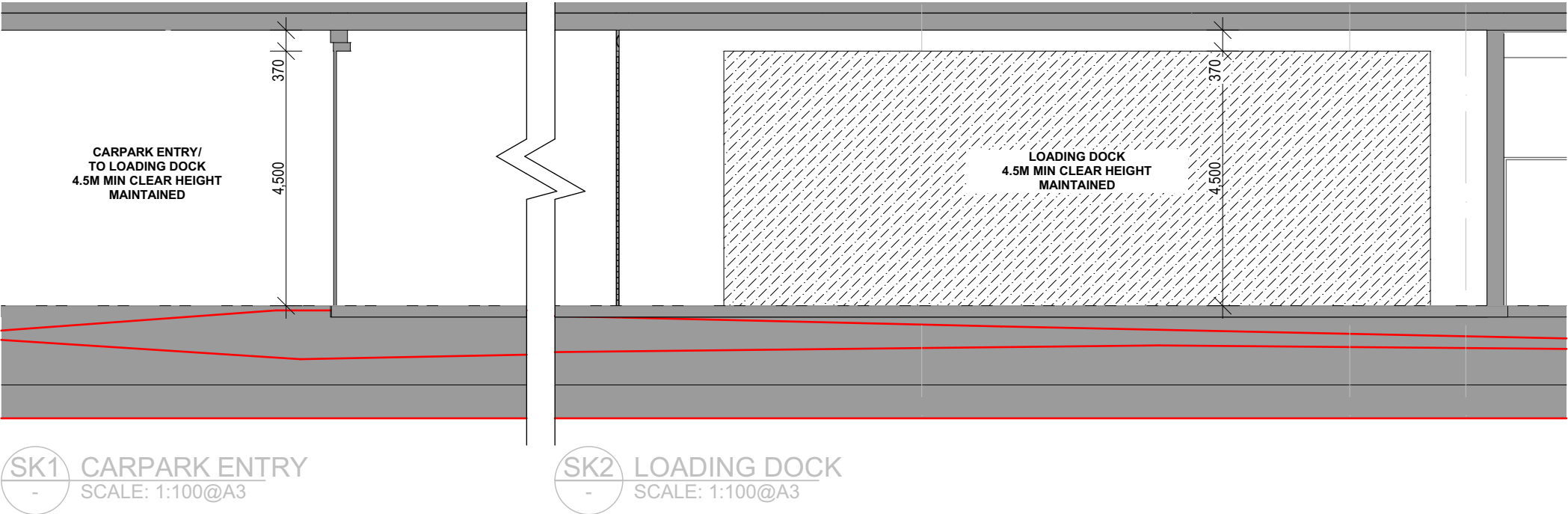
MOTHER TREE



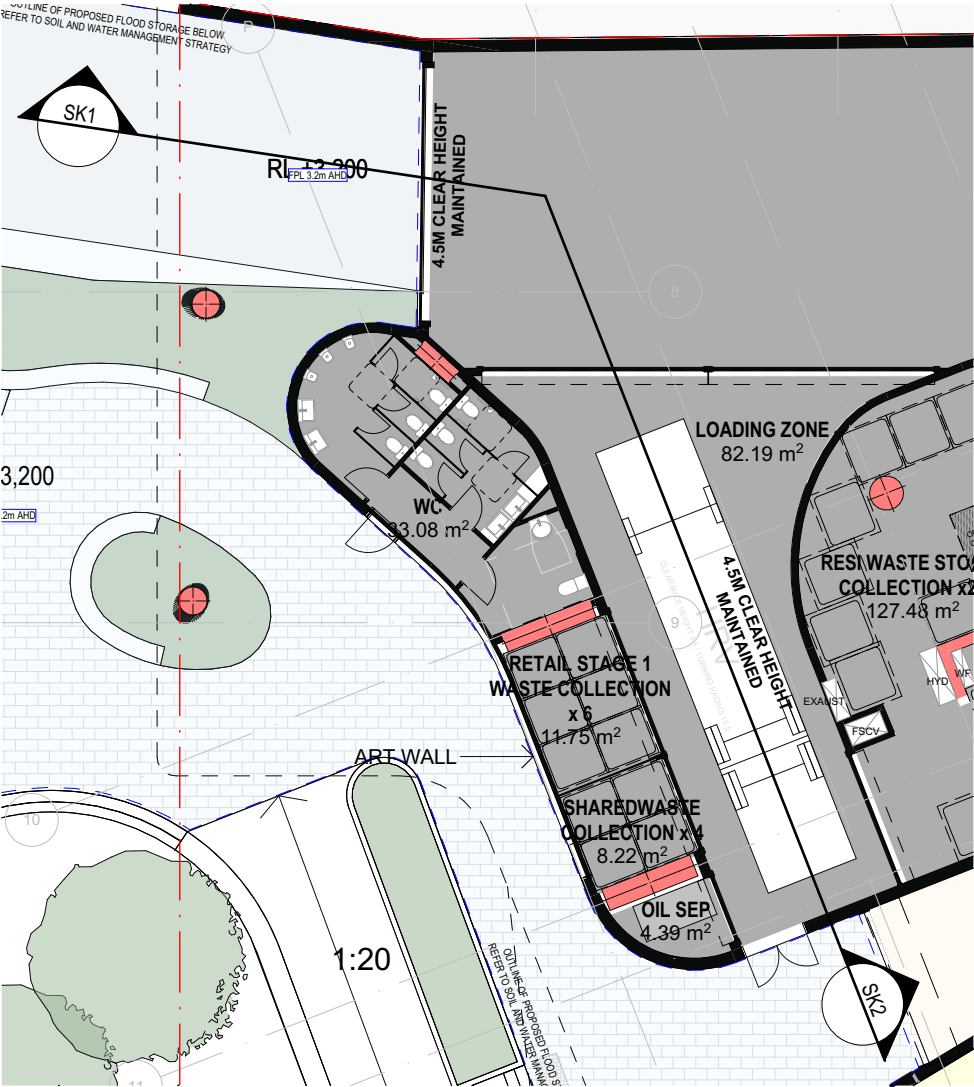
PLAY

ENGINEERING MATTERS

GROUND FLOOR - LOADING DOCK



Site Access:
4.5m min. ceiling height is achieved at the car park entrance as well as the proposed loading dock.



RETAIL ACTIVATION



A SENSE OF GATHERING



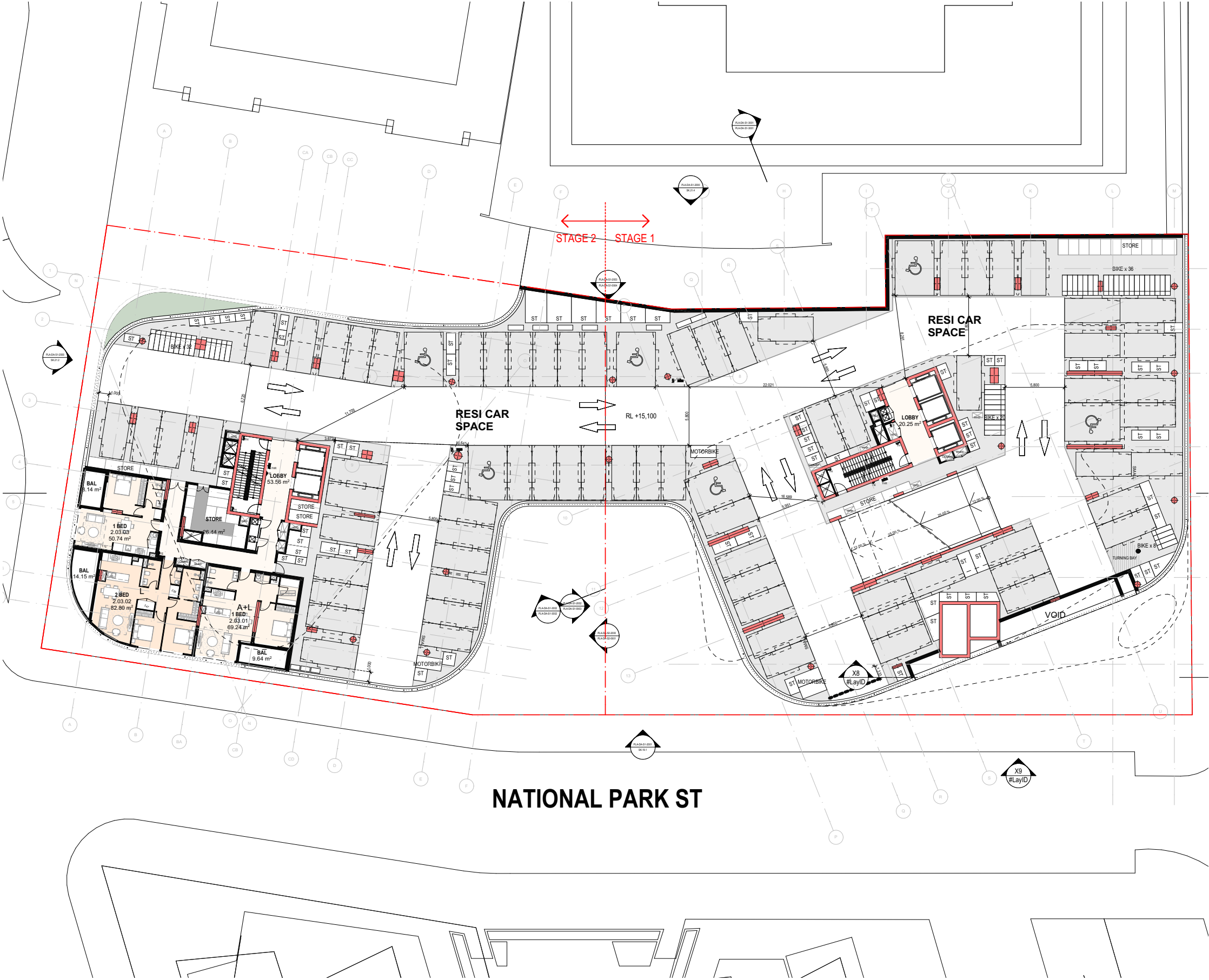
MOTHER TREE



PLAY

ENGINEERING MATTERS

TYPICAL CAR PARKING LEVEL



Car Park Layout:

Adequate clearances are provided for vehicular manoeuvring. Additional dimensions of car park aisles and proximity of accessible car spaces to lift lobbies are provided to each car parking level. Refer to Architectural drawings for dimensions to each car parking levels 1-4



FIXED SCREENING



FILTERED DAYLIGHT



LOBBY



BICYCLE PARKING

ENGINEERING MATTERS
LEVEL 5 PODIUM



Flood Risk Management and Refuge:
A flood refuge is identified on level 5 communal space within Stage 1. The space is accessible and can cater for the expected number of users of the site.

Stormwater:
Rainwater tanks are located at the mezzanine level in stage 1, and at the communal podium area for stage 2 and are indicated on architectural floor plans. Refer to the Soil and Water Management Strategy for detail.



LANDSCAPE LAYERING



GREEN ROOF DECKS



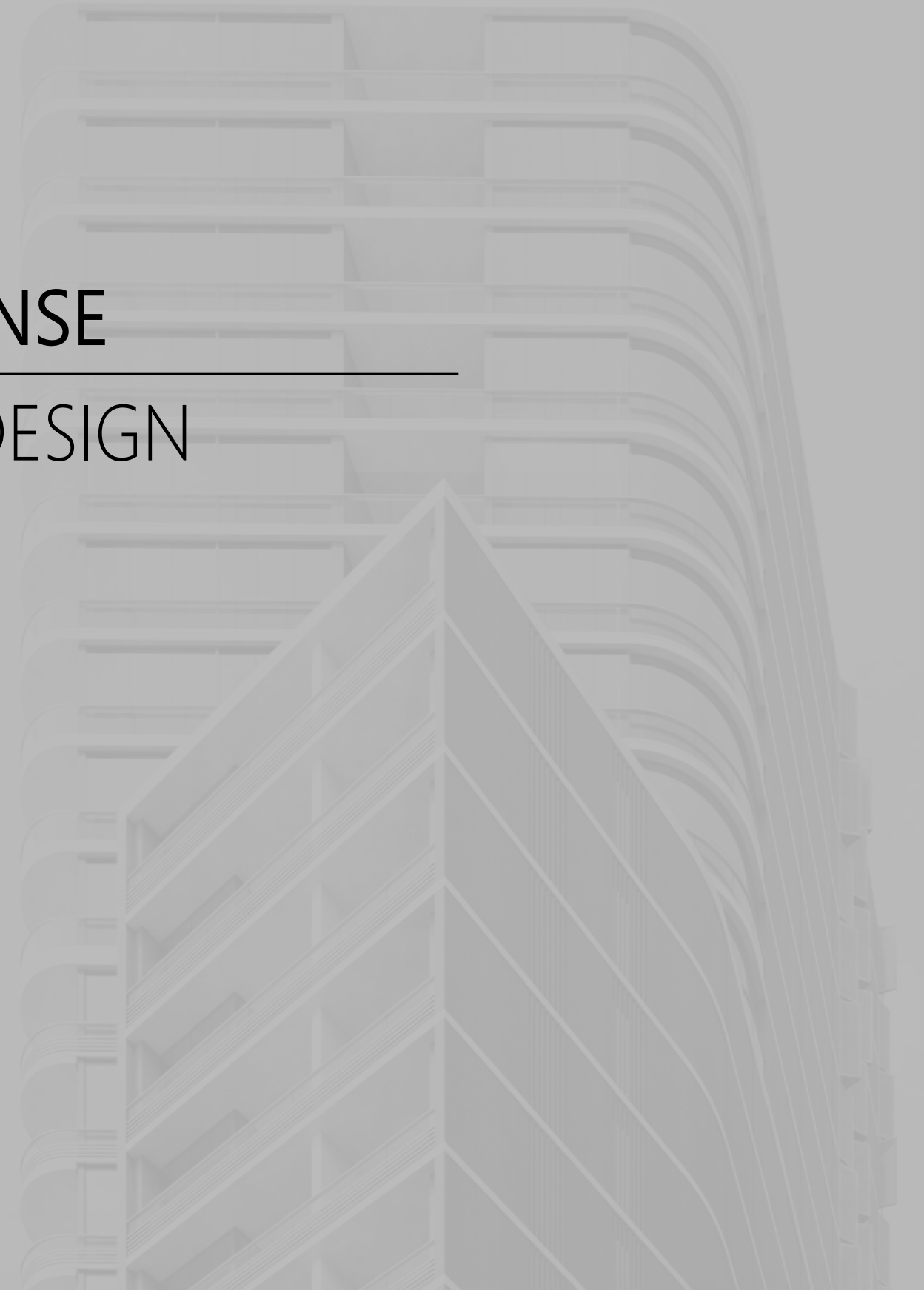
LANDSCAPE BUFFERS



GREEN SCREEN

DESIGN RESPONSE

LEVEL 5 PODIUM DESIGN



LEVEL 5 - LANDSCAPE PLAN



LEGEND:

①	SEATING / VIEWING AREA	⑦	SEATING AREA	⑫	RAISED TURF
②	CHILDREN'S PLAY AREA	⑧	PRIVATE RESIDENTIAL OUTDOOR SPACE	⑬	VEGETABLE GARDEN
③	BBQ/OUTDOOR DINING	⑨	EXERCISE STATION	⑭	TRANSPARENT WINDSCREEN (MIN. 1800mm HIGH)
④	OUTDOOR WORK / SEATING SPACE	⑩	PET STATION - ARTIFICIAL TURF	⑮	LEVEL 4 GREEN ROOF
⑤	TREES IN POTS	⑪	CENTRAL LAWN	⑯	LEVEL 3 GREEN ROOF
⑥	BUSH TUCKER / EDIBLE PLANTS	⑫	RAISED TURF	⑰	PRIVACY SCREEN WITH PLANTING

Prepared by Urbis for

Additional interventions are proposed to address privacy and greenery to the L5 podium levels.

Particular concern to the privacy between bedroom windows to the communal open spaces have been addressed as well as the privacy and greening of the private open spaces towards National Park and Hunter Streets.



LANDSCAPE LAYERING



GREEN ROOF DECKS

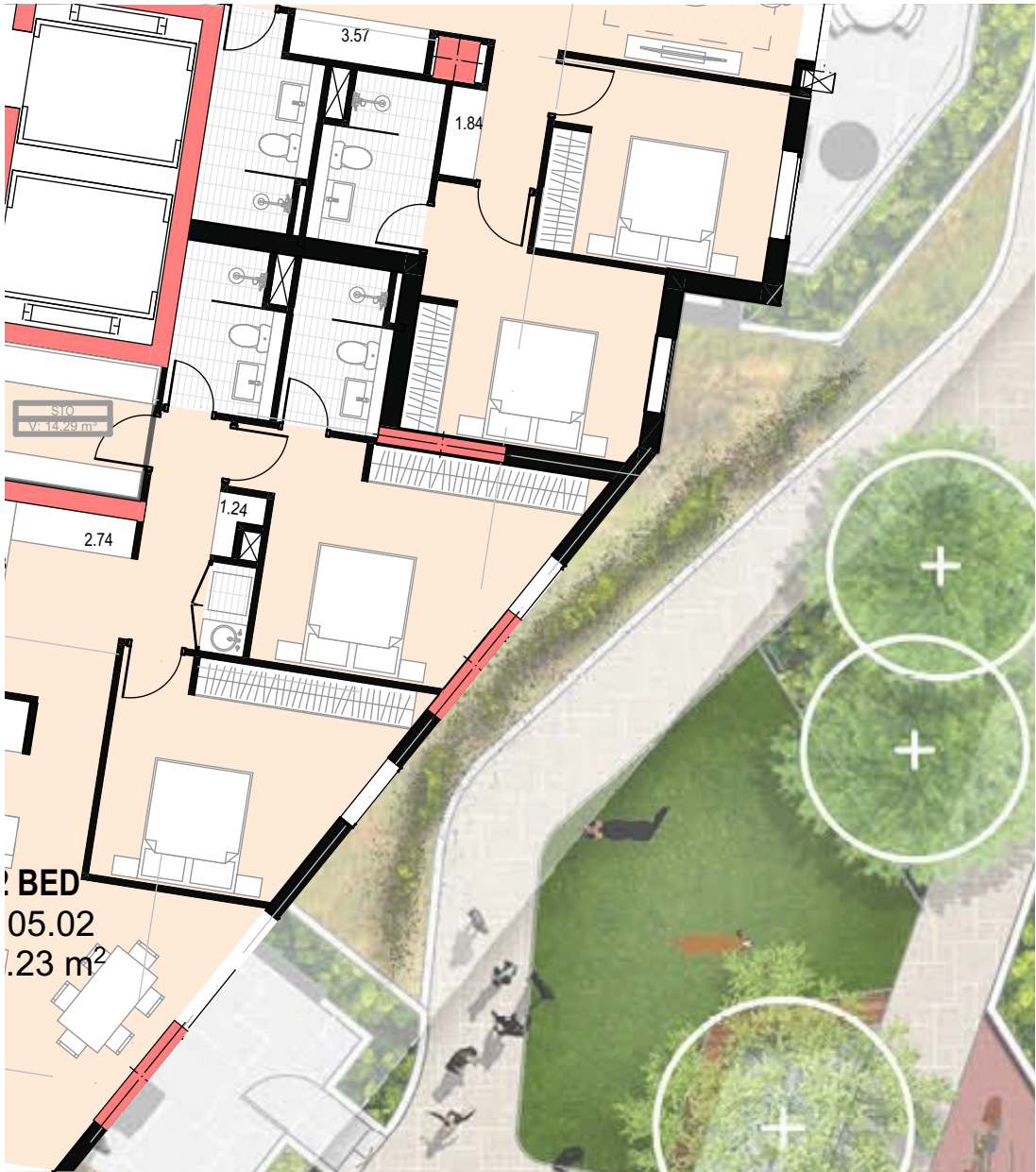


LANDSCAPE BUFFERS



GREEN SCREEN

LEVEL 5 PODIUM DESIGN
 PRIVACY - LEVEL 5 UNITS



A landscaped buffer is proposed to separate the active communal and private spaces, accompanied by elegant vertical screens that support climbing plants. These green vertical privacy screens not only enhance the overall ambience of the area but also ensure a harmonious balance between private and shared spaces, while maintaining access to sunlight to private residents, further enhancing their living experience.



LANDSCAPE LAYERING



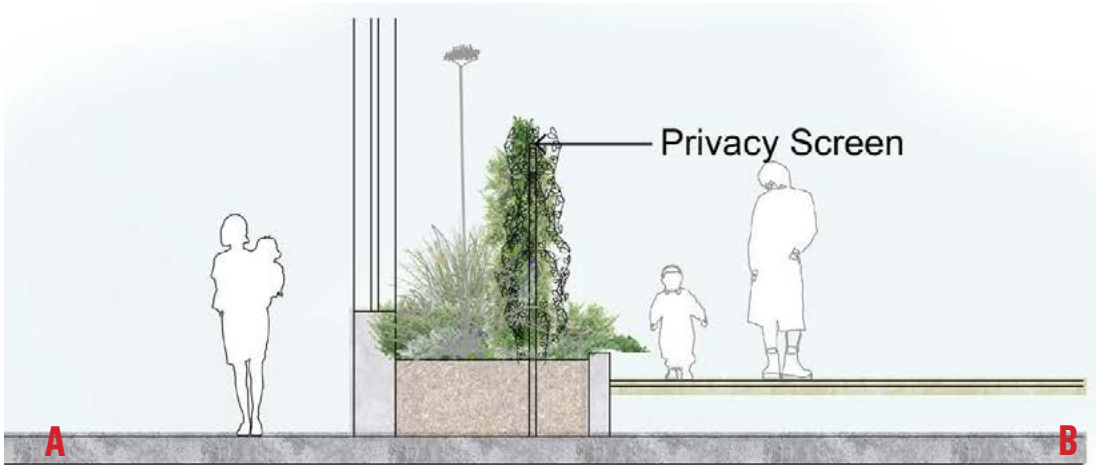
GREEN ROOF DECKS



LANDSCAPE BUFFERS



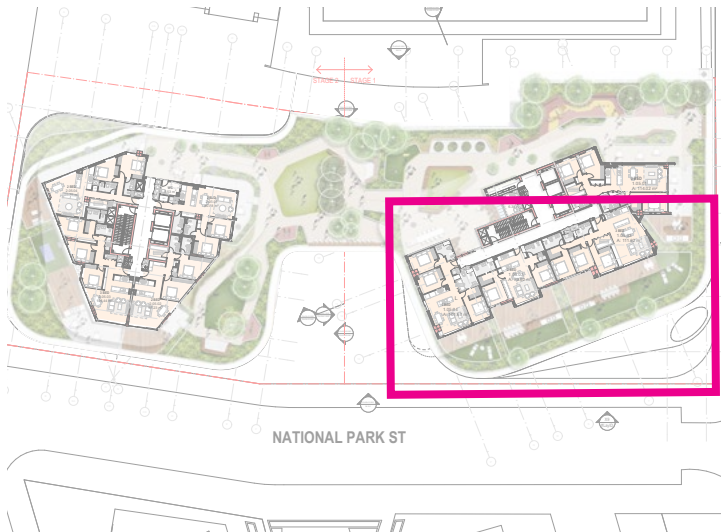
GREEN SCREEN



LEVEL 5 PODIUM DESIGN
 PRIVACY - LEVEL 5 UNITS



To enhance privacy and solar access in the Stage 1 Level 5 communal areas, the proposed awning structure is planned to be extended along the eastern edges. This extension provides privacy to the apartments facing National Park Street, while ensuring ample sunlight reaches the apartment living spaces and open areas. This proposal provides a consistent and cohesive design language with the overall aesthetic of the development.



LEVEL 5 PODIUM DESIGN

PODIUM SCREENING & ADDITIONAL GREENING



The proposed amendments for the north-east corner (National Park St/Hunter St) include the integration of additional trees along the podium edges. This addition creates a lush green canopy, further enhancing the existing greenery provided by the generous green planter edges. The incorporation of these trees not only significantly enhances the greening of the podium, and adds an opportunity of additional canopy shading, but also reinforces the rich landscape character and layering envisioned in alignment with the Design for Country concept.



SOFT EDGES



RESIDENTIAL EDGE



PRIVACY LOUVRES



CLIMBING PLANTS

DESIGN RESPONSE

AMENITY



AMENITY
LOBBY CORRIDOR - STAGE 2



The condenser farm is located to prioritise the usability of the private open spaces which significantly increases their quality and value. The incorporation of natural light into the lift corridor adds to the overall quality and ambiance of the building, creating a welcoming atmosphere for residents and visitors.



LOBBY INTERIOR



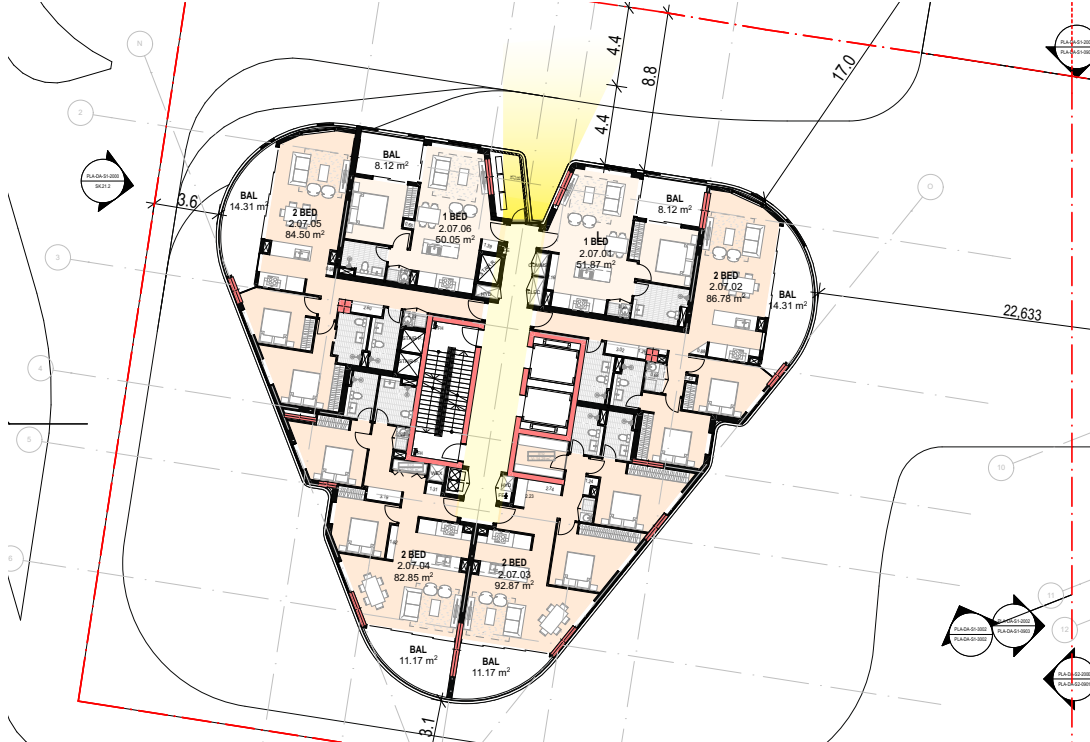
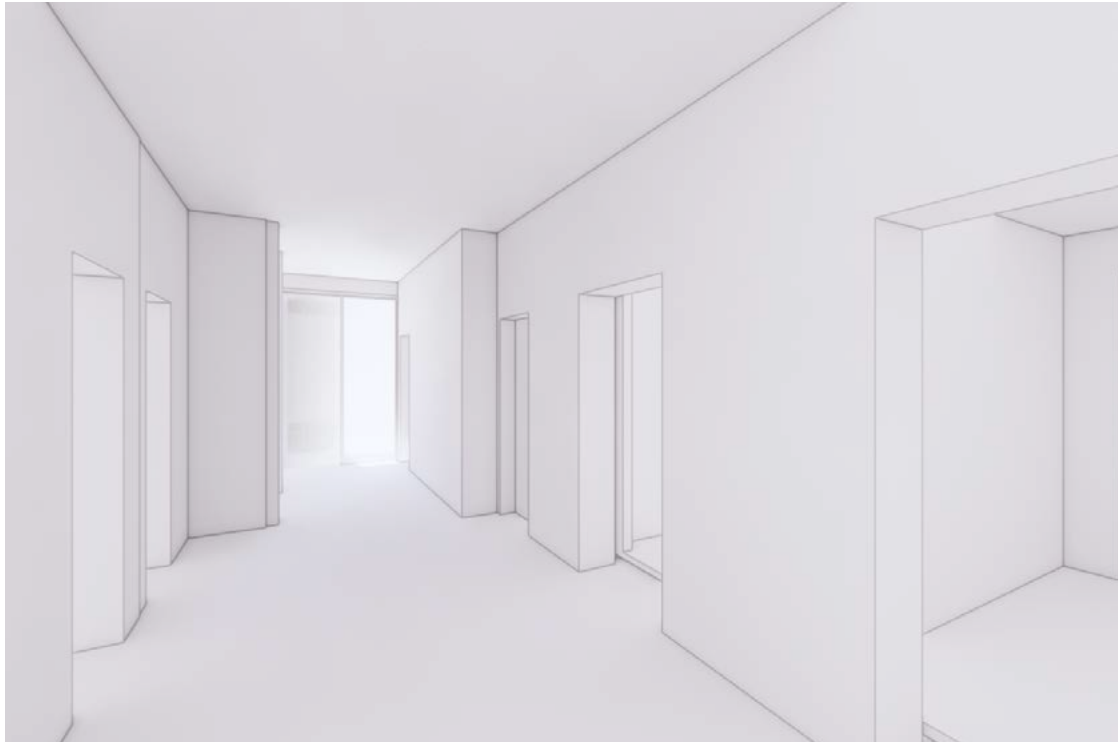
FILTERED LIGHT
THROUGH SCREENS



LOWER TOWER RAILING



BUILDING SPINE



AMENITY

TOWER AESTHETICS - LOBBY CORRIDORS



DESIGN COMPETITION



DA SUBMISSION

It is important to note that the external orientation as well as louvre screen design around the plant rooms has been carefully considered to ensure proper ventilation, not only complying with technical requirements but also contribute to a harmonious and aesthetically pleasing integration with the facade design

The resulting indentation allows the design to have an articulation to the northern façades that were not present in the design competition proposal.

The introduction of this spine evokes interest and visual break in the tower form bulk and proportion.



LIFESTYLE



INDOOR / OUTDOOR



LOWER TOWER RAILING



PRIVACY SCREENING

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