SJB Architects

# **Pagewood Green (Stage 2)**
# Stage 1 DA Design Report

128 & 130-150 Bunnerong Road
Pagewood

**Prepared for**
Meriton

**Issued**
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# We create amazing places

At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

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# Contents

# Vision and Objectives

1

The vision and objectives will define the future character of the site and establish the values that underpin future development. The vision presents an image of the quality of place and type of community that the development aims to create. The objectives break down the specific qualities and measures that will be used by the developer to achieve this.

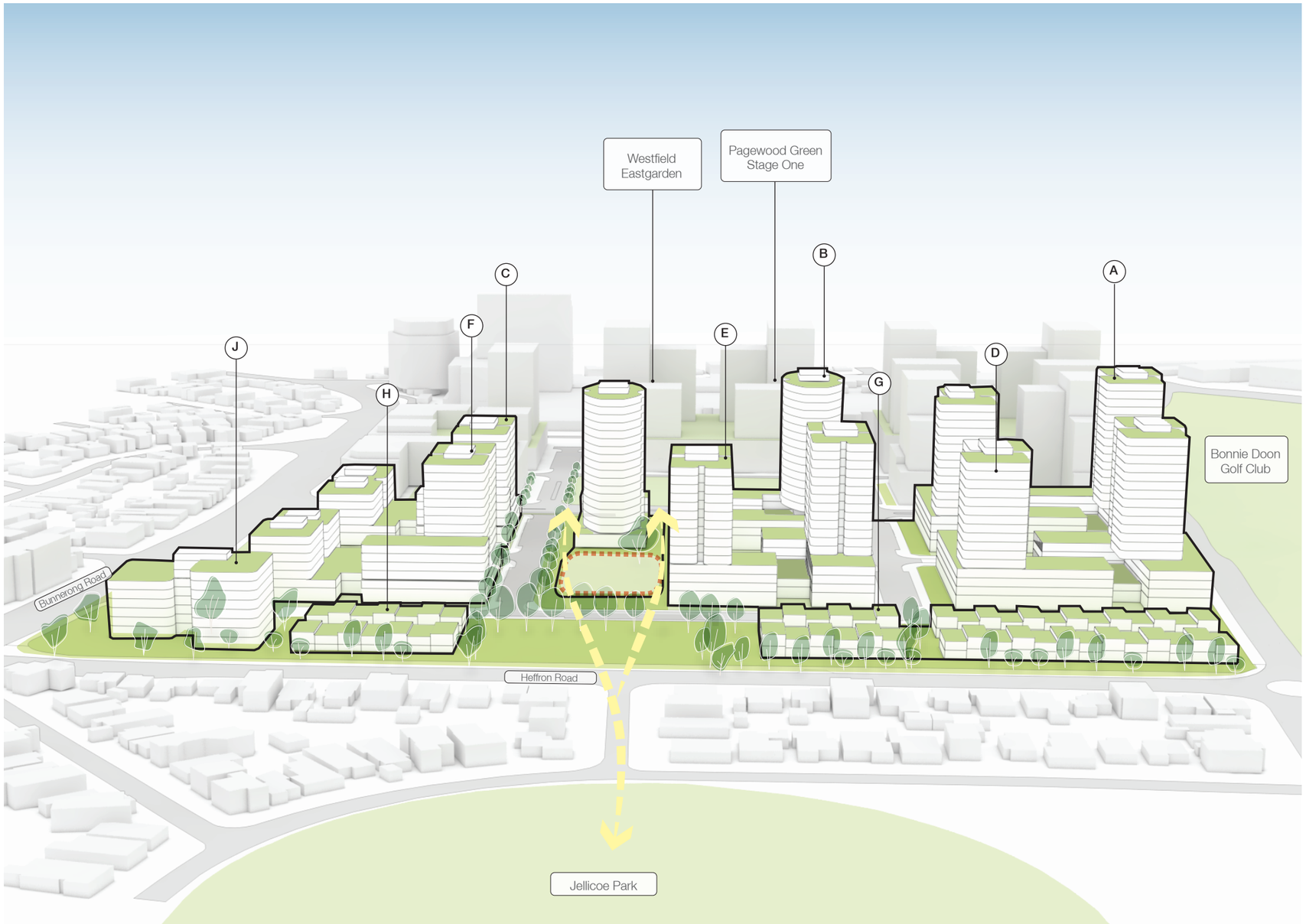
## 1.1 Vision

The Pagewood Green masterplan (stage two) will provide a framework for creating a strong sense of character and active vibrant streets that leads to a 'village feel'. By referencing historic land uses and the architectural qualities of the existing warehouses and centering activation around a village green to create a strong sense of place and belonging.

The proposed density will accommodate Sydney's population growth in accordance with Metropolitan strategy with an offer that is varied to accommodate a diversity of people. Provision of a variety of dwelling sizes and building typologies that range from two storey town houses to one bedroom apartments will create a vibrant and diverse resident population. In addition, the offer of convenient amenities, such as childcare, possible medical suites and retail, will afford residents the opportunity to live locally and age in place.

The intensity of dwellings, retail, amenities and services will support vibrant streets and open space, contributing to a community life in a transient city. High proportions of open space with deep soil zones for canopy trees and other vegetation will make a liveable environment that offers thermal comfort throughout the year. The precinct will prioritise pedestrians and other active transport modes while also offering a legible traffic environment.

The proposal will provide approximately two hectares of open space, linking Jellicoe Park and the open space in Pagewood Green Stage One. These park-to-park connections will form a green spine that will be the heart of the future community, bringing people together through a shared enjoyment of the surrounding amenities and conveniences. The active mall-like edges will create a retail hub that supports small business, headed by a supermarket anchor



## 1.2 Objective 01: An accessible and legible site








**Objectives**

- Extend the grid of Pagewood Green stage 1 through the precinct to provide clear east - west, north - south links.
- Connect key nodes, such as Jellicoe Park and Westfield.
- Clear hierarchy with distinctive uses and function.
- Streets as habitable open spaces and integrated public realm.
- Pedestrian priority throughout the study area that are accessible and walkable with short blocks.
- Create safe and active streets with adequate lighting and passive surveillance.
- A connected and comprehensive bicycle network.
- A logical and connected network of roads.

Figure 1&2: Residential street with semi-transparent interface with pedestrian path. Figure 3: Green streets pavements and pedestrian friendly streets. Figure 4&5: Shared streets with clearly defined separation. Figure 5: Safe, active and well lit streets that provide places for people to linger and socialise. Figure 7: Highly vegetated streets that are passively irrigated.

## 1.3 Objective 02: Diverse and connected open spaces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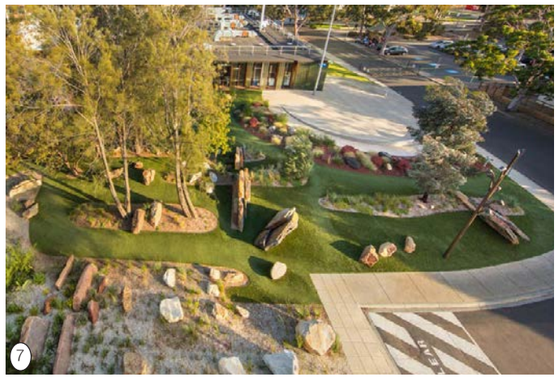
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**Objectives**

- Streets occupied as part of network of public open space.
- Different types of open space provision;
  - public, private, semi-private
  - hardscape and green spaces
  - public green spaces for recreation.
- Reinforce the regional green grid.
- Consideration for ecological sensitivities and geography.
- Ensure safety through passive surveillance and adequate lighting.
- Provide green roofs on podiums with loading and soil zones for large trees.
- Retain existing trees where possible.
- Private green roofs on each building to reduce thermal loading.
- Water Sensitive Urban Design (WSUD) integrated where possible.

Figure 1: Vegetated and habitable shared terraces on upper levels will include viewlines. Figure 2&3: Semi-enclosed shared terraces are sheltered and receive passive surveillance from above. Figure 4&5: green open space that is protected and activated by surrounding residential dwellings. Figure 6&7: Hardscapes are functional and provide a civic character, while reflecting the vegetated precinct character. Figure 8: Roof top communal space

## 1.4 Objective 03: Streetscape Activation


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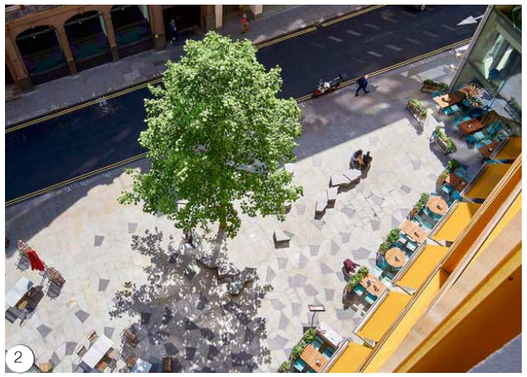
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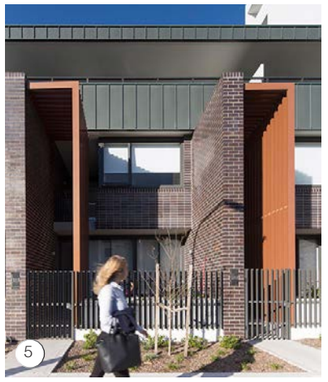
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**Objectives**

- Fine grain variation, transition and rhythm at street level.
- Provide benches, street furniture and informal seating areas.
- Streets will serve as public spaces as well as conduits for traffic, creating a sense of openess in the surroundings
- Activation at corners and edges, as well as creating nodes within the precinct – centring/consolidating activity around select locations.
- Create a distinctive village feel to local neighbourhood through provision of fine grain treatment to the street scale.
- Create a main street on through connecting street.
- External facing – activating surrounding streets to support CPTED principles
- Minimise vehicular crossovers through laneway/rear access to basement and podium parking.
- Support retail uses with easily accessible on-street parking.

Figure 1&2: Informal gathering spaces and street furniture. Figure 3&4: Articulation and visual interest provided through materials and planting. Figure 5: Street scape activation with individual entries to ground floor units. Figure 6: On street dining and spill over from active retail.

## 1.5 Objective 04: Community program


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**Objectives**

- Diverse housing types and sizes to promote population diversity.
- Accommodate a mix retail tenants, activities and informal opportunities for social interactions.
- Co-location of services such as retail and childcare.
- Provision of civic plaza and landscaped public open space.
- High quality street furnishings and informal gathering spaces in the public realm and private terraces.
- Introduce a park-to-park connections and a network of open spaces, to complement the stage one master plan.
- Integration of public art.
- Create a linear park that will serve as a central community space linking the site north and south.

Figure 1: Communal rooftop terraces. Figure 2&3: Play spaces for children - formal and informal offering. Figure 4&5: Public art and follies within the public realm. Figure 6&7: Public art and interpretive signage.

## 1.6 Objective 05: Appropriate Built Form and Scale


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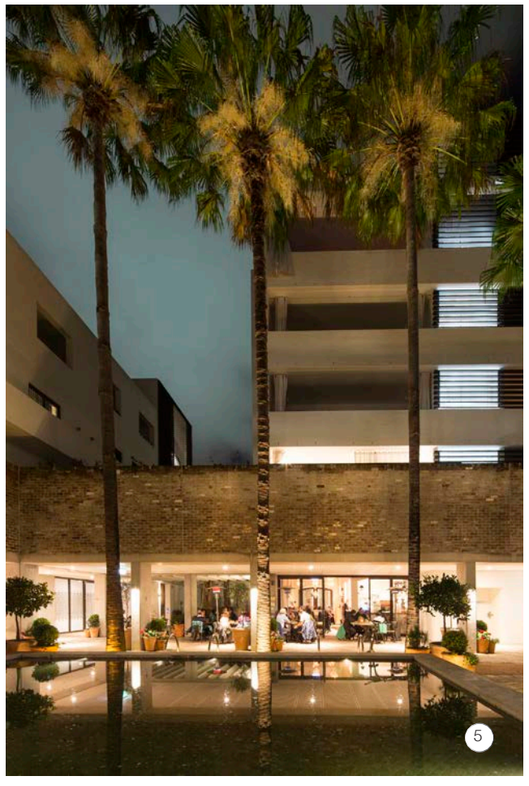

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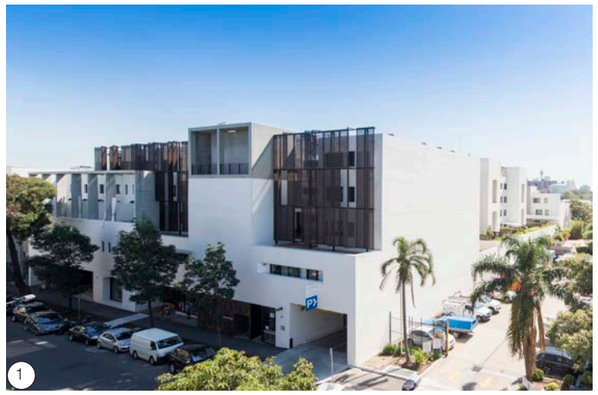
**Objectives**

- Scale, bulk and height appropriate to the desired future characters of the development.
- Building alignments, proportions, types, articulation and elements that facilitate good amenity for residents, in terms of:
  - Balance between solar penetration and overshadowing
  - Views and vistas
  - Internal amenity and outlook
- Setbacks and built form that contributes to the character of streetscapes and public open spaces, including greater articulation that allows changes in street wall
- Utilising a mixture of materials that allow scale to be broken down

Figure 1: Podium with ground level retail Figure 2: Town house with fine grain articulation at street level Figure 3: Podium apartments with ground level retail and townhouses. Figure 4: Podium and tower typology Figure 5: Interface between tower and podium, delineating public and private areas.

## 1.7 Objective 06: A mix of building typologies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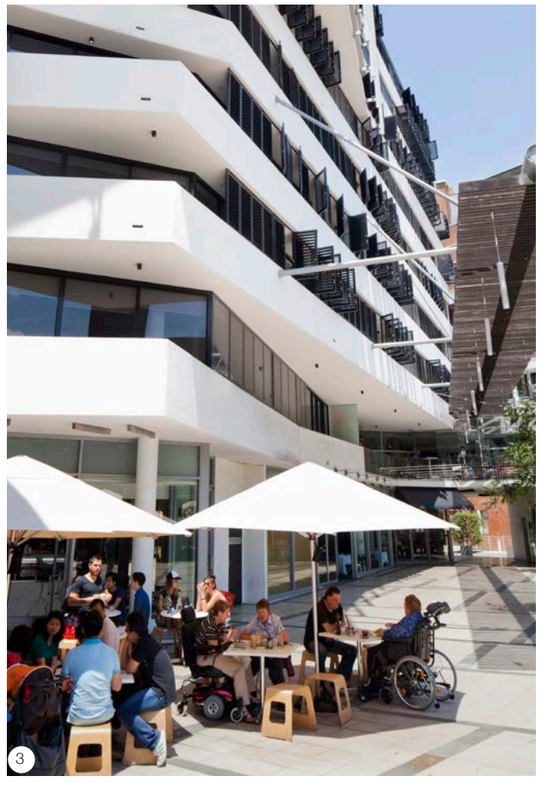
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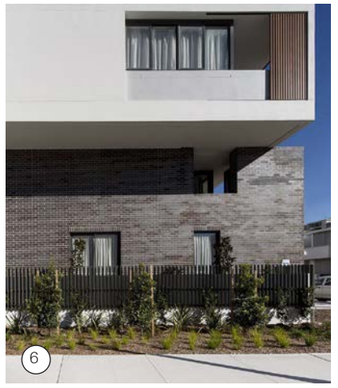
**Objectives**

- A diversity of dwelling typologies with variation in heights, scale and form, such as tower & podium, and towers that come directly to the ground
- Provide a higher density around public space offering to maximise amenity and outlook for apartments.
- Building envelopes to ensure maximum solar access and compliance with Apartment Design Guidelines (ADG).
- Diversity within the building envelope with a range of dwelling sizes.
- Lower levels should interface with the street including balconies overlooking the streets and public realm.

Figure 1: Medium density residential developments. Figure 2: Mixed use development with direct interface with street. Figure 3: Town house with fine grain articulation at street level Figure 4: Podium tower typology with height that tapers away from street intersection. Figure 5: 20 tower holding the corner and connected to podium building.

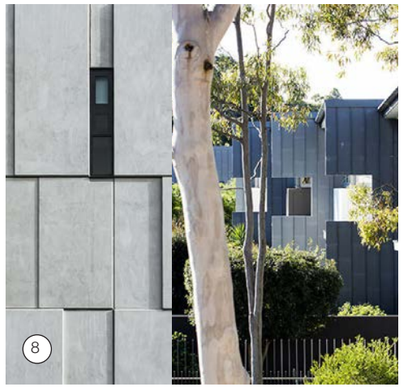
## 1.8 Objective 08: Architectural Quality and Materiality









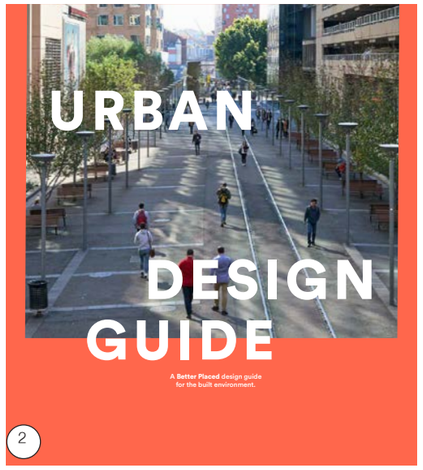


### Principles

- Reference history of the site through a range of mechanisms, such as reflecting the art-deco era warehouse/buildings in future designs, referencing historic land uses, using materials, detailing and form to revive character elements and /or interpretive signage.
- Contribute to local character through a consistent form, transition, setbacks and streetscape.
- Integrate podium car parking to allow for natural ventilation, while maintaining activation and retail/residential overlooking of the street.
- Minimise vehicular crossovers and presence of garage doors.
- Provide visual interest from the street through facade treatments, public art, green walls.
- Integrate public realm amenity into residential dwellings through views and outlooks.
- Create a façade and interface of the development that activates the street frontage to create an engaging environment for pedestrians, visually and materially, minimising blank façades at street level and positively contribute to the public realm.
- Build a distinct local character through vegetation, materials and detailing that provides residents and visitors with a sense of place.
- Create internal amenity through visual connection to greenery outdoors.
- Create a balance of transparency and privacy to street level dwellings.
- Integrate sustainable initiatives and passive systems where possible.

Figure 1: Facade articulation and visual interest in the detailing. Figure 2: Town houses that introduce variety and interest through material choices. Figure 3: Development is integrated with the surrounding landscape. Figure 4: Podium car parking with naturally ventilated mesh screening. Figure 5: Complimentary forms across multiple scales. Figure 6: Finer grain materials at lower levels. Figure 7: Legible podium forms that provide tecture and detail. Figure 8: Natural materials that compliment landscape. Figure 9: Articulated tower forms to break down scale and create variety across the precinct.

## 1.9 Objective 07: Design excellence





### Objectives

- Review and analysis based on state policies around good design that includes the new strategies and frameworks created by the Government Architect New South Wales (GANSW).
- Considers economic, environmental and social benefits of proposed development, suggest pathways to achieving quality outcomes and a framework for assessment.

### Design Excellence Strategy

A variety of architectural expression across the site through the use of a guiding set of design principles outlined in this document will encourage high quality design outcomes across the preinct.

It is proposed that a number of different design methodologies could apply across the site, including but not limited to:

- An approved selection panel of architect/firms that demonstrate capability of high quality award winning design work
- Design Review Panels to ensure design excellence criteria is achieved

A single Urban Architect would be appointed to provide guidance and ensure the design compatibility and compliance is achieved throughout the overall site plan, by testing each proposal scheme against the master plan principles.

**Design thinking**

Design thinking offers a holistic way of finding opportunities and resolving project problems. It is the method in which designers seek to integrate possibilities and to generate new ideas. It is a creative process that seeks answers through collaboration and synthesis of multiple inputs. Design thinking is a creative skill where designers make new connections, test and retest ideas, and anticipate future challenges in order to find a better outcome for the problem at hand.

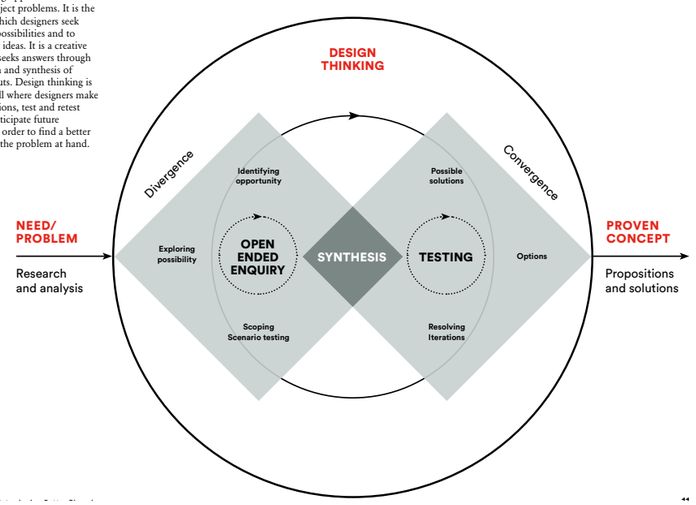



Figure 1: Better Placed 2017 by GANSW establishes statewide design principles. Figure 2: Urban Design Guide (GANSW 2018) outlines recommended methods. Figure 3: Evaluating Good Design (GANSW 2018) provides a measuring tool. Figure 4: Greener Places (GANSW 2017) establishes targets and values around public open space. Figure 5: Apartment Design Guildeline (NSW DPIE 2015) provides design criteria about how development proposals can achieve the nine design quality principles identified in SEPP 65

# Design Guidelines

2

The design response sets out a layered methodology for the configuration, scale and bulk of the site, underpinned by the principles of SEPP65. From the structure of the roads to the qualities of the public open space and built form, this section overlays the elements of the future site in a systematic way to achieve an assurance of quality in the urban form and a logical narrative to the structure of the site.

## 2.1 Design Guidelines

This section will outline the scheme as a design response to the following overarching principles for the site :

### 1: Context and Neighbourhood Character

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character.

Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

### 2: Built Form and Scale

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

### 3: Density

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

### 4: Sustainability

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

### 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

### 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

### 7: Safety

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

### 8: Housing Diversity and Social Interaction

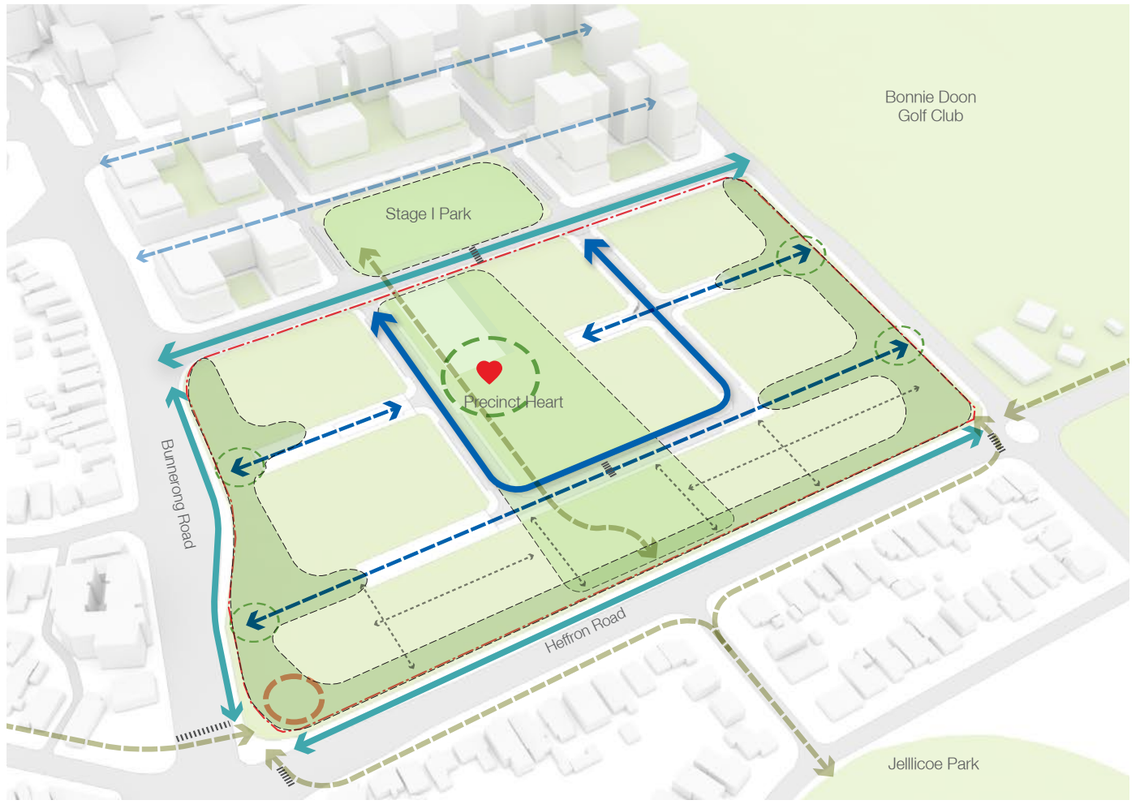
Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

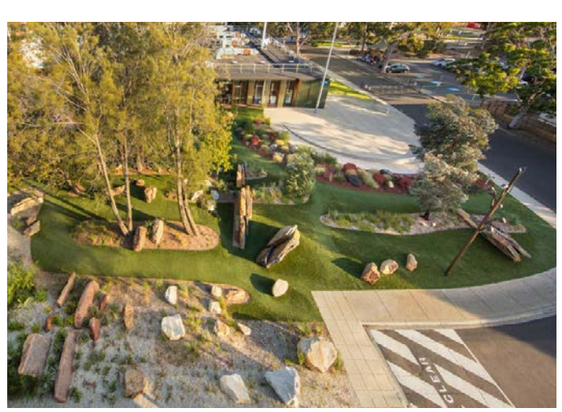
Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

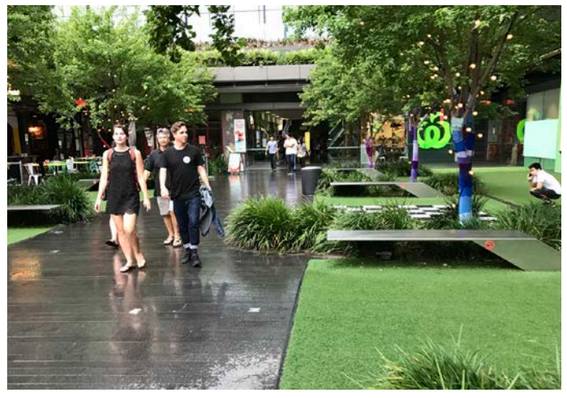
### 9: Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

## 2.2 1: Context and Neighbourhood Character





### Context

The Stage I grid to the south of the site is extended to the north, providing clear east-west and north-south links. A hierarchy of streets is then created, providing a legible and accessible environment while discouraging through traffic. All streets and spaces provide shared paths to encourage active transport and the network of green spaces that includes existing green infrastructure is integrated into this streetscape, as well as various pedestrian crossing points.

The networks of streets extend to the site boundary providing access to adjoining pedestrian and cycle networks, connecting to local amenity that surrounds the site. A hierarchy of spaces and threshold have been located at key junctions across the site to assist with navigation and wayfinding through the precinct, further detail is providing in the accompanying landscape report.

### Key

- Primary Movement
- Secondary Movement
- Shared Laneways
- External On Path Shareway
- External connections to surrounding context
- Entry threshold/ wayfinding
- Pedestrian Crossing
- Site Boundary

## 2.3 1: Context and Neighbourhood Character


### Local Character

The extended urban grid and the varying edge conditions create a number of distinct character areas within the precinct that are centred around the village heart. Each character precinct is reinforced by different building typologies and respond to the specific urban setting within which they are situated. For instance the Northern Interface will be characterised by fine grain built form that transitions to the low density residential to the north. The Eastern edge will include mid rise, perimeter block development that steps in height to safeguard solar amenity to residential dwellings to the east. The Precinct Core will be defined by continuous human scaled podiums with towers setback above. A mixed use block will be located at the heart of this character area, connecting to the central open space providing local amenity and services for the precinct.

### Key

- Precinct Core
- Eastern Edge
- Northern Interface

### Building Typology

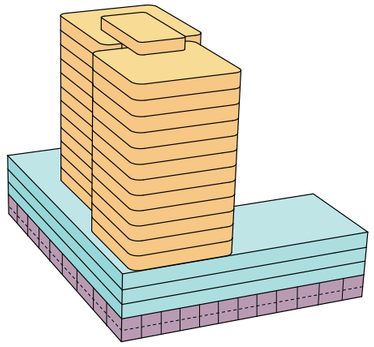
A range of building typologies will be provided within each character area across the site allowing for variation in architecture form and expression to break down the scale of the precinct.

### Key

- Stand Along Tower
- Stand Along Tower
- Tower and Podium
- Perimeter Block
- Terrace Typology

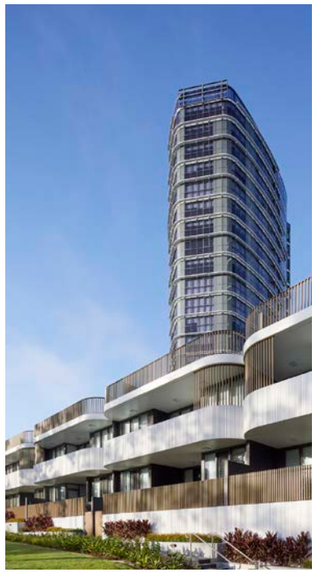
## 2.4 Typology Examples & Precedents

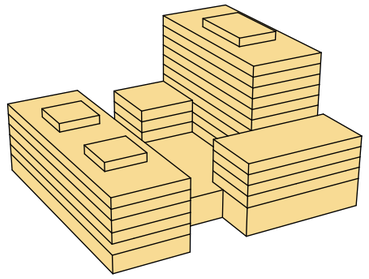
The following examples show different approaches to towers and podiums to break down the scale of each building and to provide variety across the precinct.



**Maisonette Podiums**

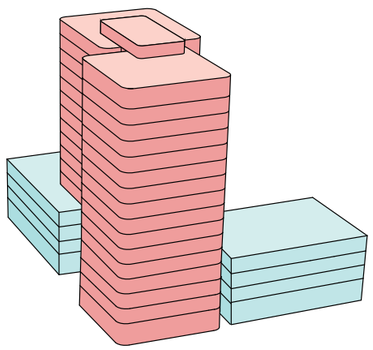
Maisonette apartments address the streetscape with opportunity for individual address to each apartment.
towers are setback above podium





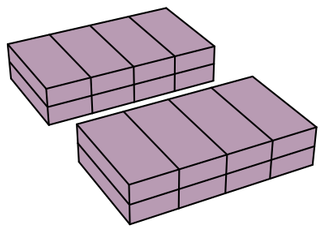
**Perimeter Block**

Mid rise form that holds the street wall and define the urban block



**Expressed tower and street wall**

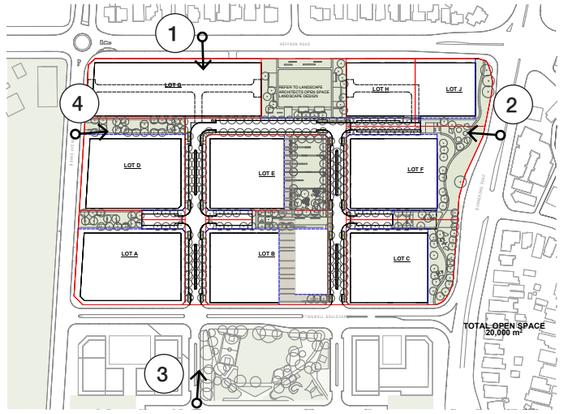
Opportunity to allow tower forms to come to ground defining key corners of the site



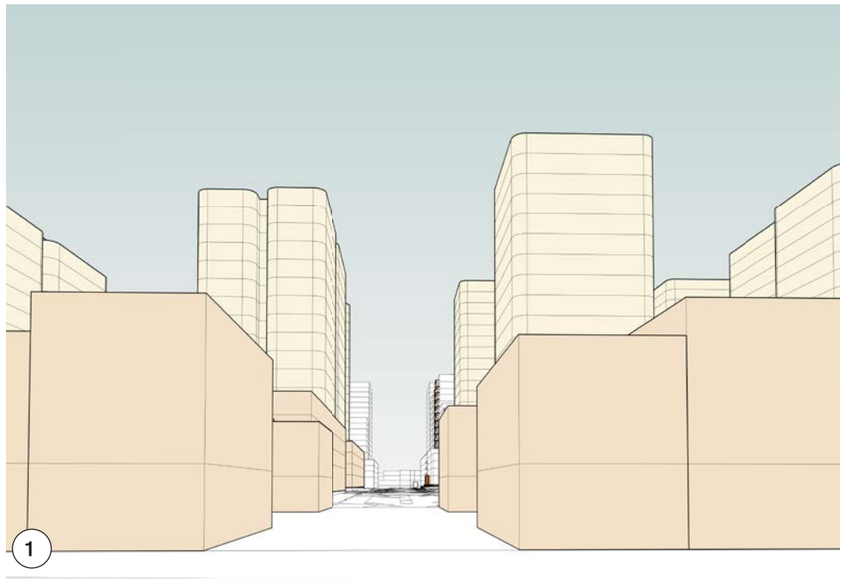
**Terrace Typology**

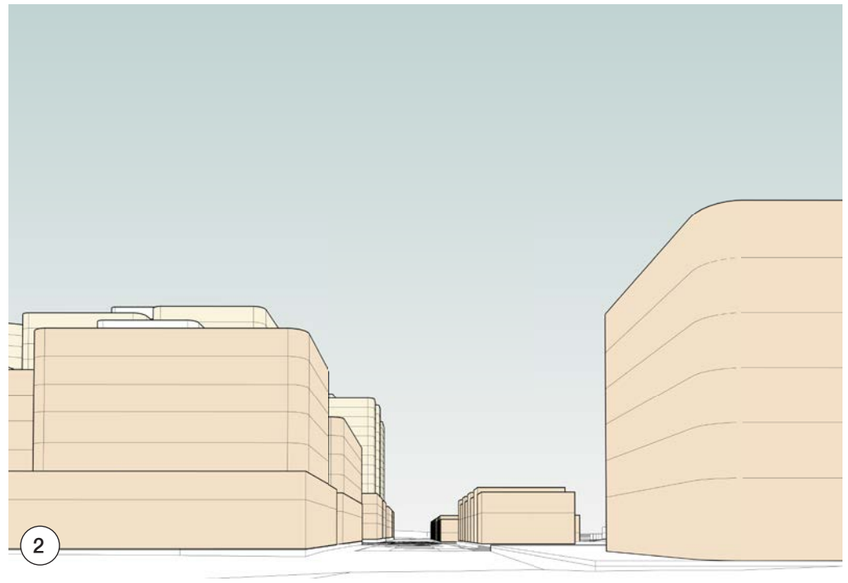
Fine grain terraces with parking access to the rear maximising passive surveillance of the street

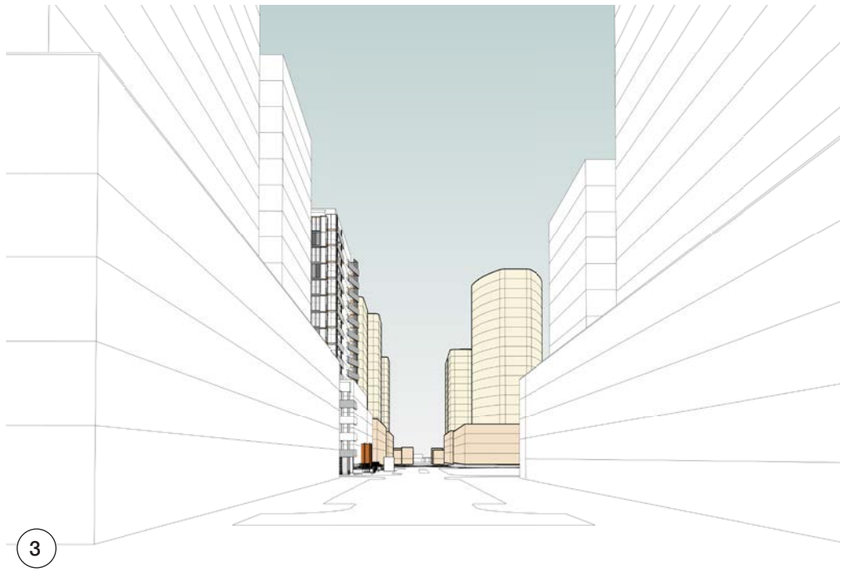
## 2.5 Street Views

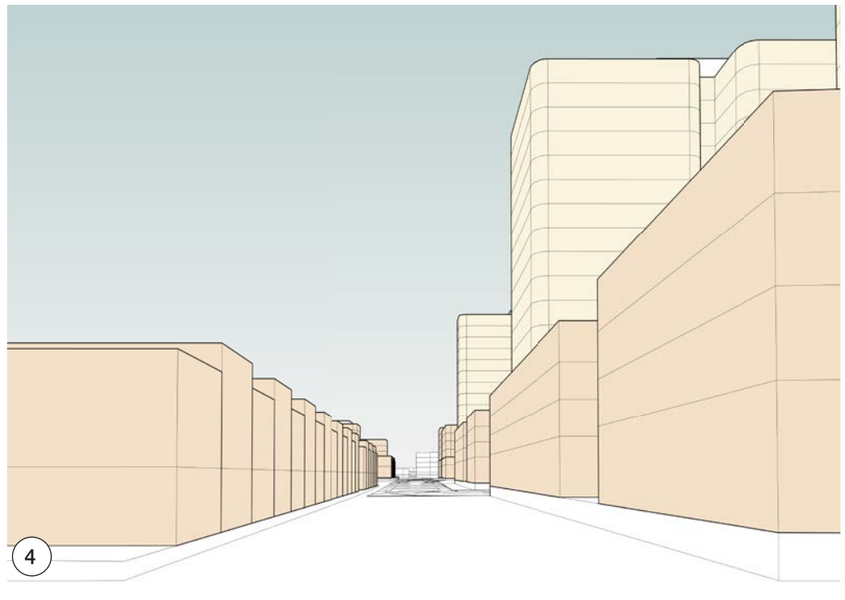



The adjacent views show the visual connection into the precinct from the surrounding context

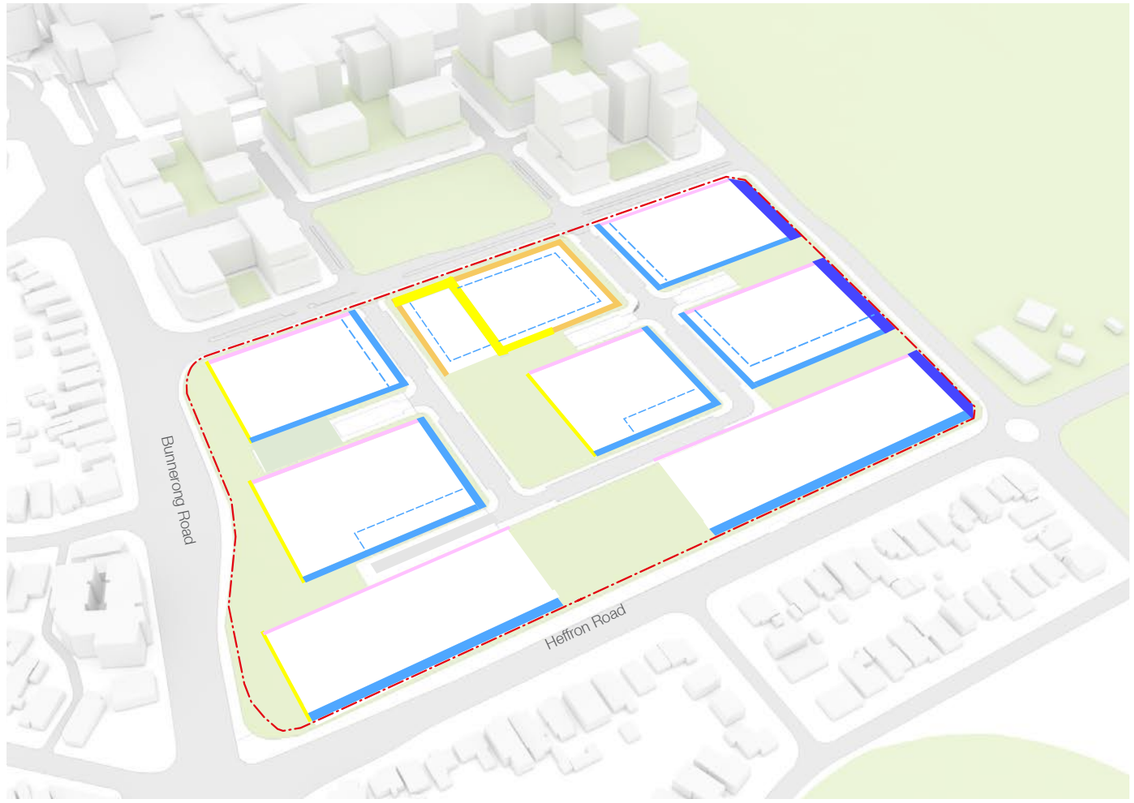


## 2.6 2: Built form and Scale

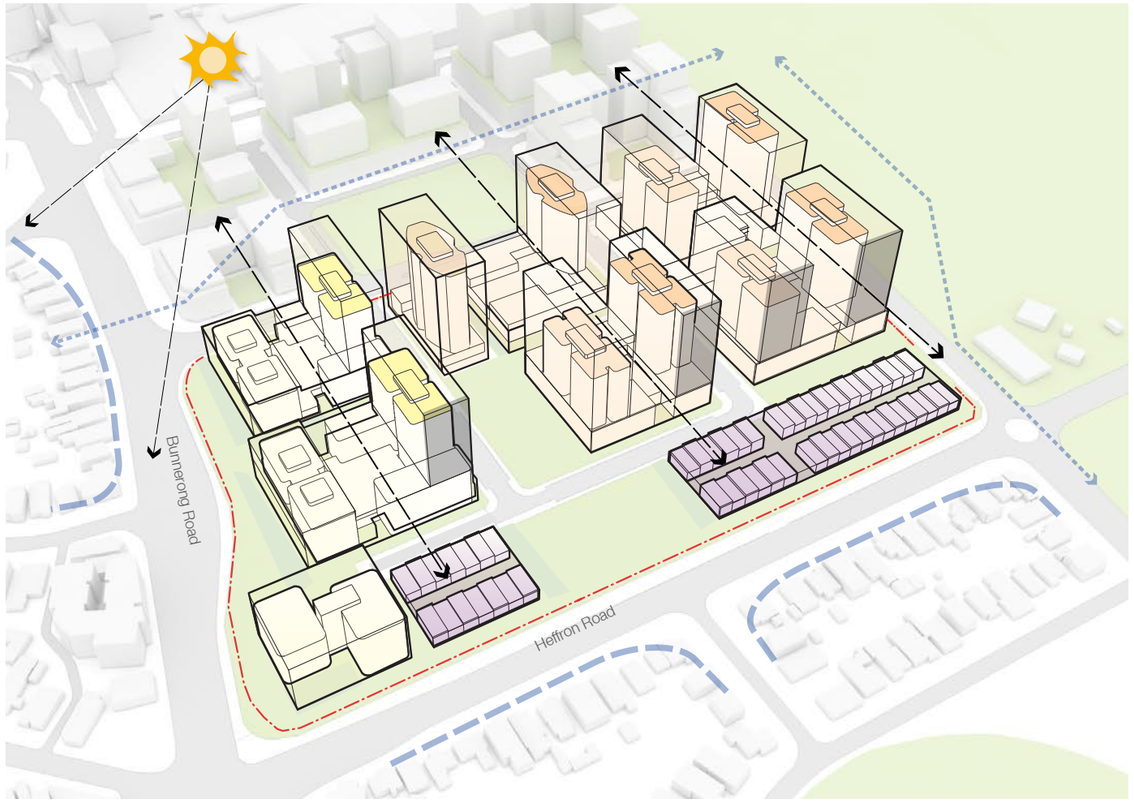



### Setbacks

A hierarchy of street setbacks will reflect the type of street and built form interface with the street, promoting a diverse streetscape. The setbacks will also facilitate the required minimum distances between individual buildings, while ensuring adequate sunlight penetration to residential dwellings and public spaces.

### Key

- Easement
- 1m Setback
- 2m Setback
- 3m Setback
- 4m Setback
- 6m Setback
- Above podium setback




### Building Heights

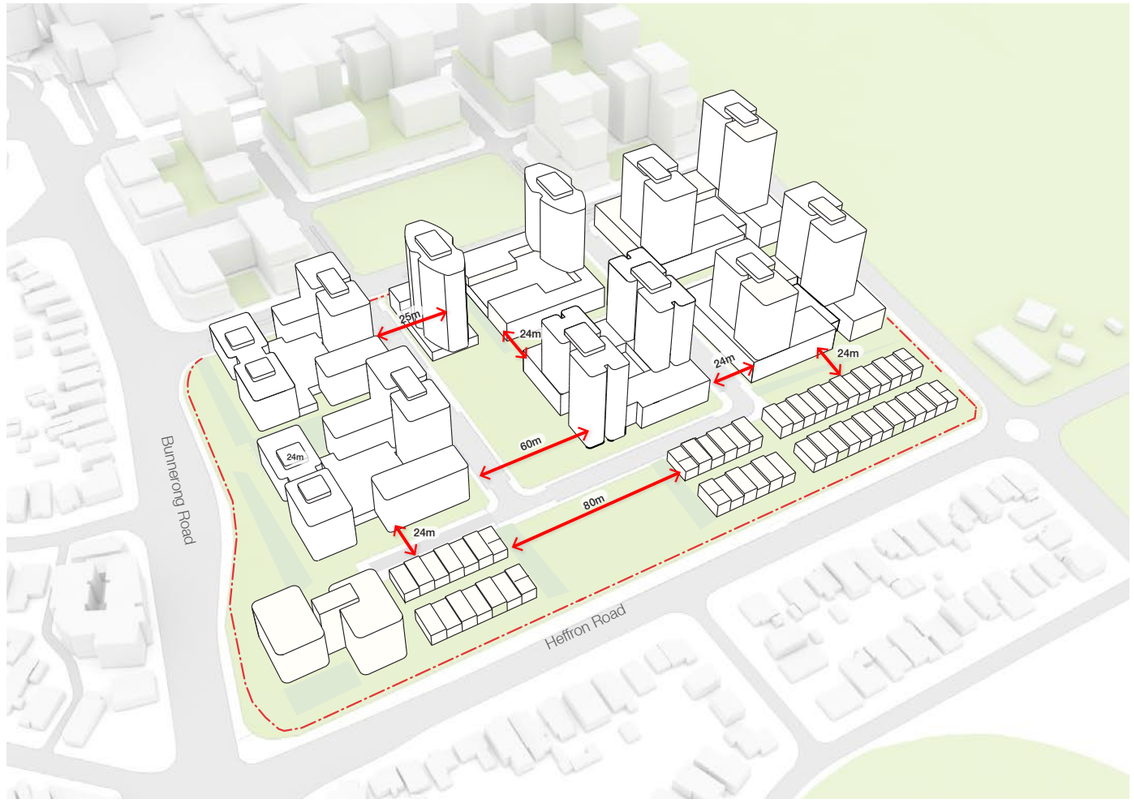
The building heights ensure that there is no overshadowing to the surrounding residential areas between 9am and 3pm, while also ensuring that the scale and visual bulk compliment surrounding development. The buildings step down in height toward the east and north of the site to manage transition in scale, while locating the higher density components in the least sensitive area of the site. A tower articulation envelope is prescribed, to enable variation in height and flexibility in the later stages of design.

A 3m above podium setback has been provided to tower envelopes directly adjacent to the townhouses to improve the transition from the two typologies. This will be reinforced by a two storey maisonette typology provided at the ground floor of each podium, allowing streetscape to be activated.

### Key

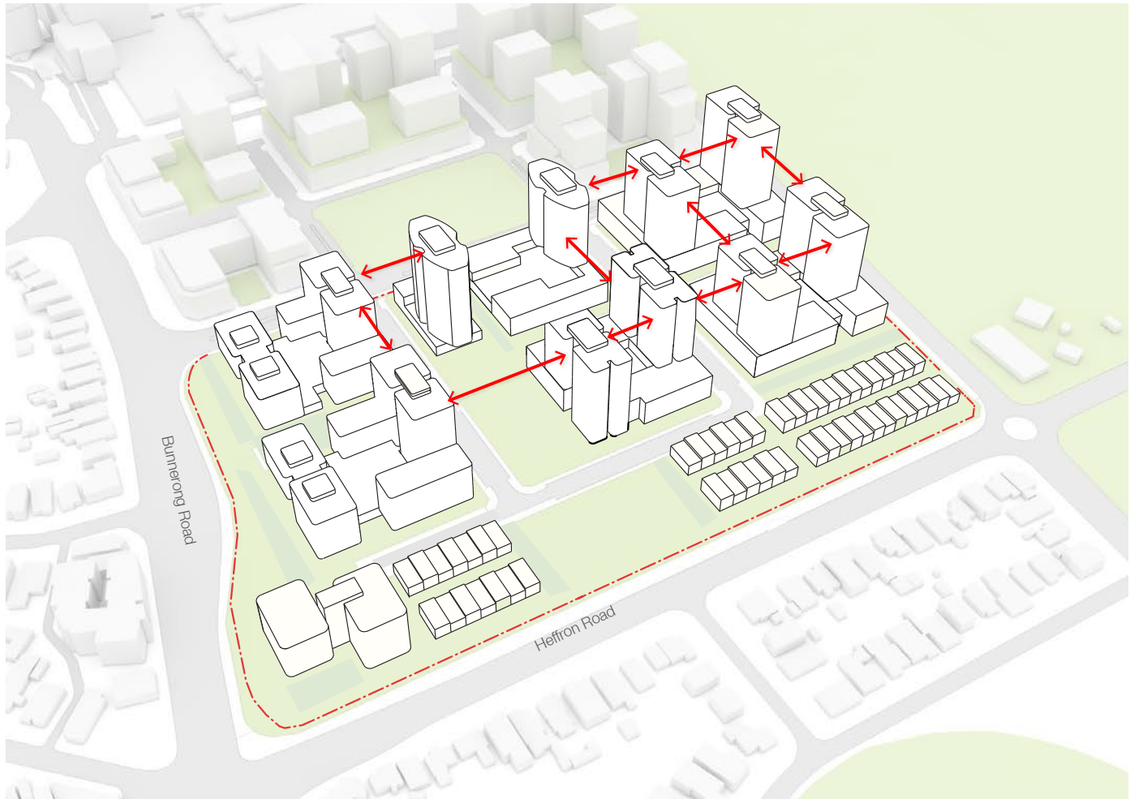
- Residential Interface
- Retained Stage I sight lines
- Tower Articulation Envelope
- 3m Envelope setback above podium
- Site Boundary

## 2: Built form and Scale



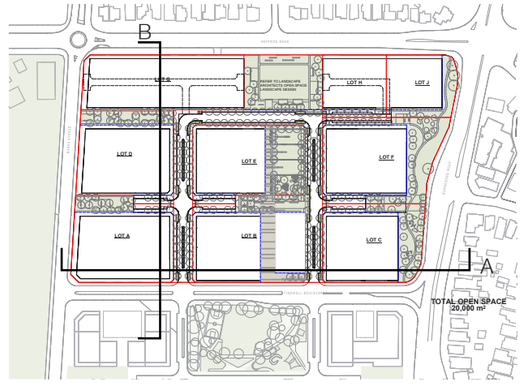

### Building Separation

The separation between buildings are compliant with the Apartment Design Guidelines (ADG). With articulated envelopes, the dimensions that can be achieved from podium to podium either meet or exceed ADG standards.



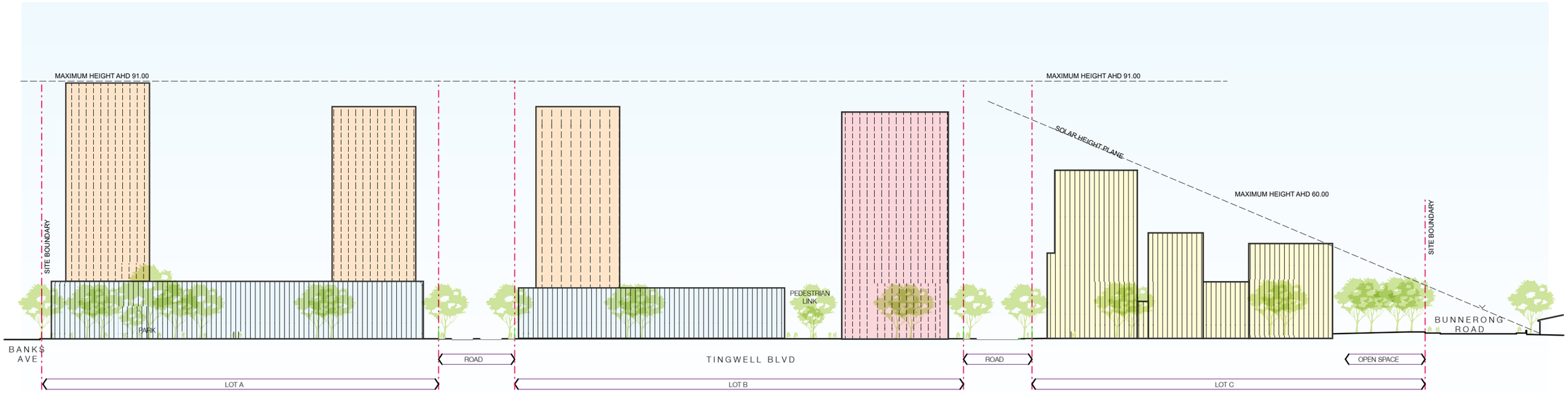

### Tower Separation

The separation between towers are compliant with, or exceed, the ADG standards.

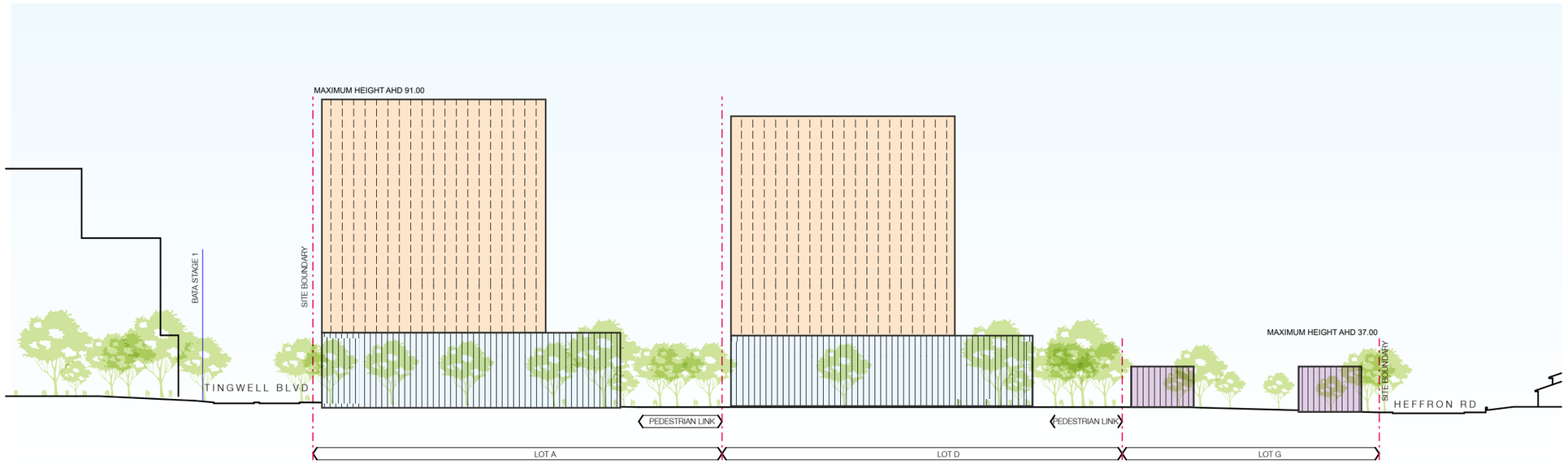



## 2.7 Building Character and Transition

The following sections the transition of built form scale and typology across the site

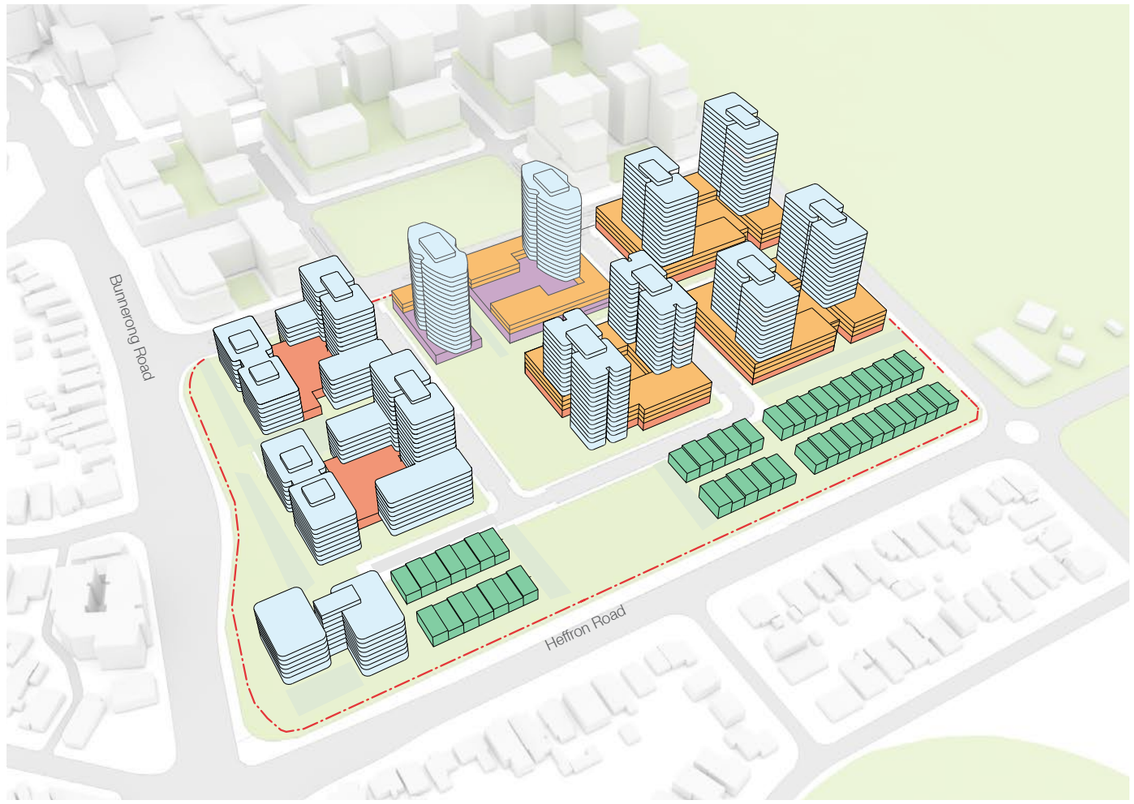


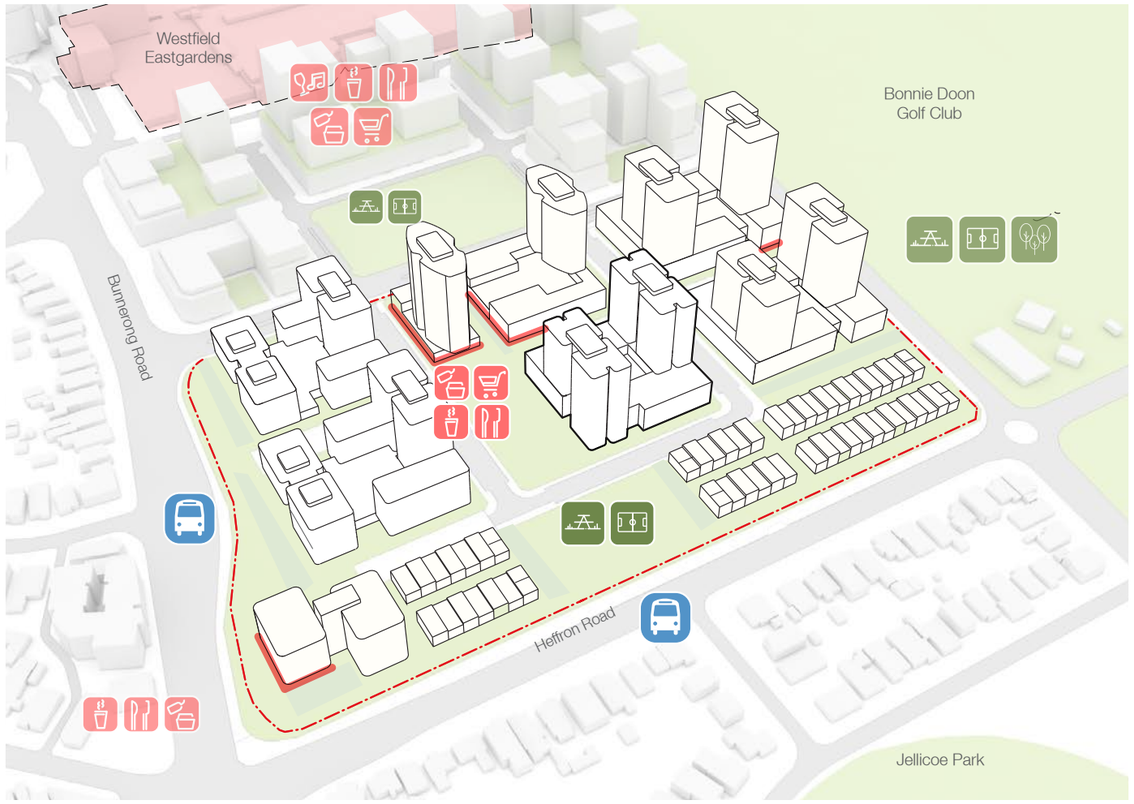

Section A




Section B

## 2.8 3: Density




### Density within Character Areas

Building typologies are varied throughout the precinct with town houses and terraces integrated into the podium to interface with residential streets, medium and high density development is integrated to the south and west of the precinct in the least sensitive parts of the site.

### Key

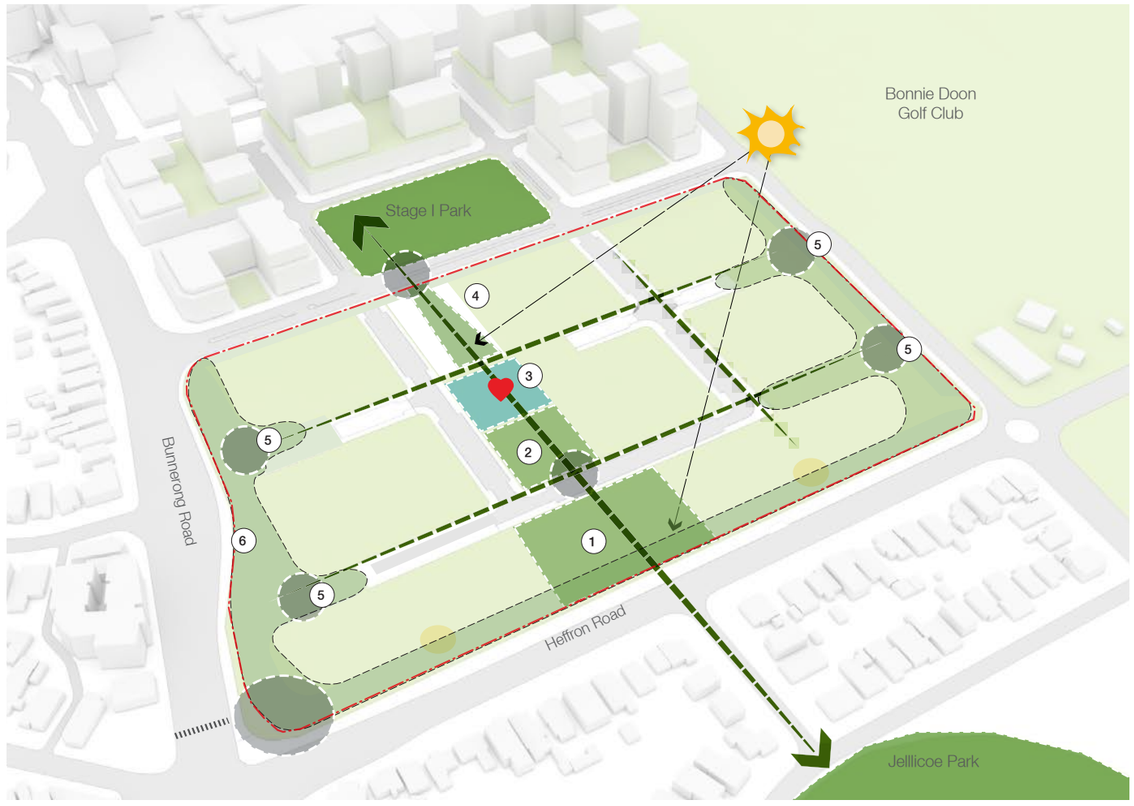
- Tower
- Podium Sleeve Dwellings
- Podium Sleeve On-Street Terrace
- Street Level Retail
- Townhouses
- Communal Open Space
- Public Open Space

### Infrastructure

The scheme's density will be supported by existing and proposed infrastructure, public transport, community facilities and environment. Existing retail and social infrastructure to the south and at the corner of Bunnarong and Heffron Road will be augmented by new retail tenancies fronting the proposed park and civic plaza. New recreational and park facilities within the development will complement that of Jellicoe Park to the north, and the Stage I park to the south.

entry nodes

## 2.9 5: Landscape




### Green Network

A network of integrated open spaces that are varied in size and programme will facilitate connections within and beyond the site, which is bordered by a setback that creates a soften green edge. Central to this network is a proposed green spine that runs through the site, creating park to park connections to the open space in Stage I to the north, and beyond to Jellicoe Park. the following spaces are provided across the site:

1. Recreation Park
2. Community Park
3. Urban Heart
4. Retail Link
5. Shareway Links and entry Nodes
6. Reserve Park

**Key**

- Primary Public Open Space
- Secondary Public Open Space
- Green Links
- Entry Nodes
- Site Boundary


### Layers Of Landscape

The site configuration consists of layers of landscaped space that serve the community in different ways. These landscape typologies build upon the public domain plan established for the precinct, which includes 2ha of public open space, this is approximately 22% of the site. Courtyards, communal terraces and rooftop spaces will be utilised for communal gardens and private open space. This will mean that most of the site has a landscaped surface.

Buildings adjacent to open space will provide at grade entrances to apartments to activate edges of open space and create a sense of neighbourhood ownership.

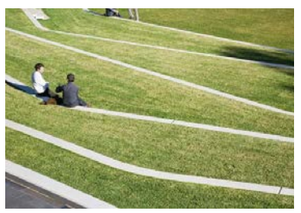
**Key**

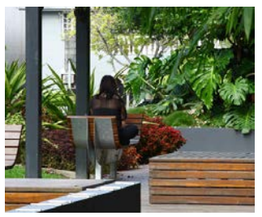
- Public Open Space
- Podium Communal Gardens
- Private Rooftop Terraces

## 2.10 5: Landscape









**Landscape**

The landscape plan and images above showcase the landscape character that can be delivered across the site to help establish the ‘village feel’. Further detail is provided in the accompanying Landscape Report.

## 2.11 4 & 6: Sustainability and Amenity


### Sustainability

The proposed massing is orientated to maximise solar and daylight access, as well as to take advantage of prevailing winds. Extensive areas of deep soil planting will be designated as part of the proposal (refer to landscape design for further detail).

The following strategies are to be considered in future stages of design:

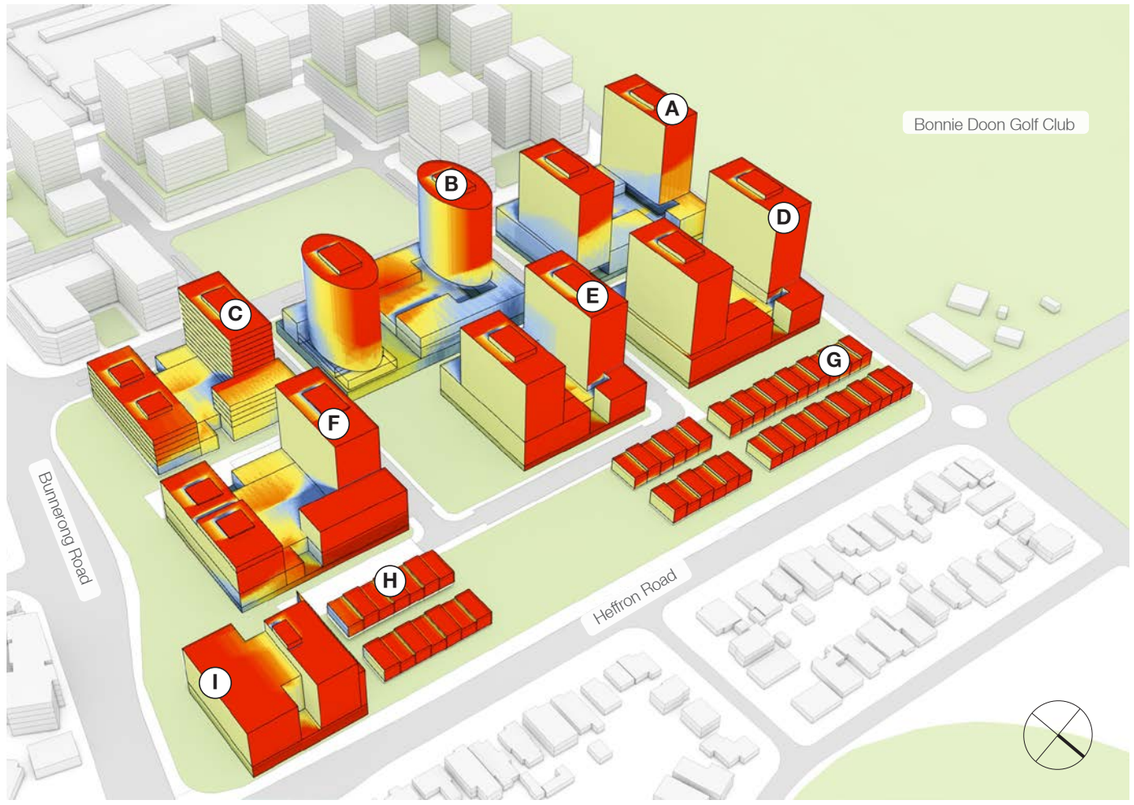
- WSUD strategies have been integrated into the public domain
- Power connections within basements to enable future charging stations for electric vehicles

### Amenity

The proposal incorporates a number of elements that promote good amenity for residents and the wider Pagewood community:

1. The development contributes to the general public amenity at ground floor through the activation of frontages via retail, lobby spaces, access and balcony orientations.
2. Significant communal landscaped spaces and open space amenity have been provided for residents.
3. Building heights have been designed to allow for a variety of views and outlooks.
4. Building envelopes have been designed to enable efficient floor plates, solar access and cross ventilation.
5. Ground floor apartments to have additional entries to activate the street scape

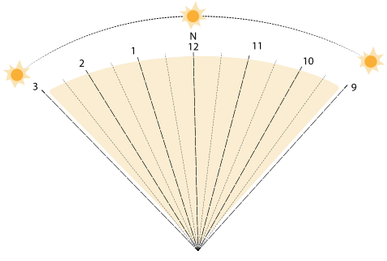
## 2.12 Solar Insolation: Built Form





The diagrams illustrate solar insulation of the building façades at the winter solstice (21June) demonstrating that it is possible to meet ADG requirements for solar insulation. All blocks are orientated 8.5 degrees off north as a result of the existing and proposed road network, which means that each east and west oriented façades can achieve 2 hours of solar access on the winter solstice. The diagram to the right demonstrates how a typical floor plate can achieve the solar requirements of the ADG.

Note: this will be uplifted to >70% with more than 2 hours of sunshine through detailed design of the building, given that the assessment is based on envelopes and the %75 building efficiency under the ADG (i.e. resultant buildings will be smaller with better solar access).

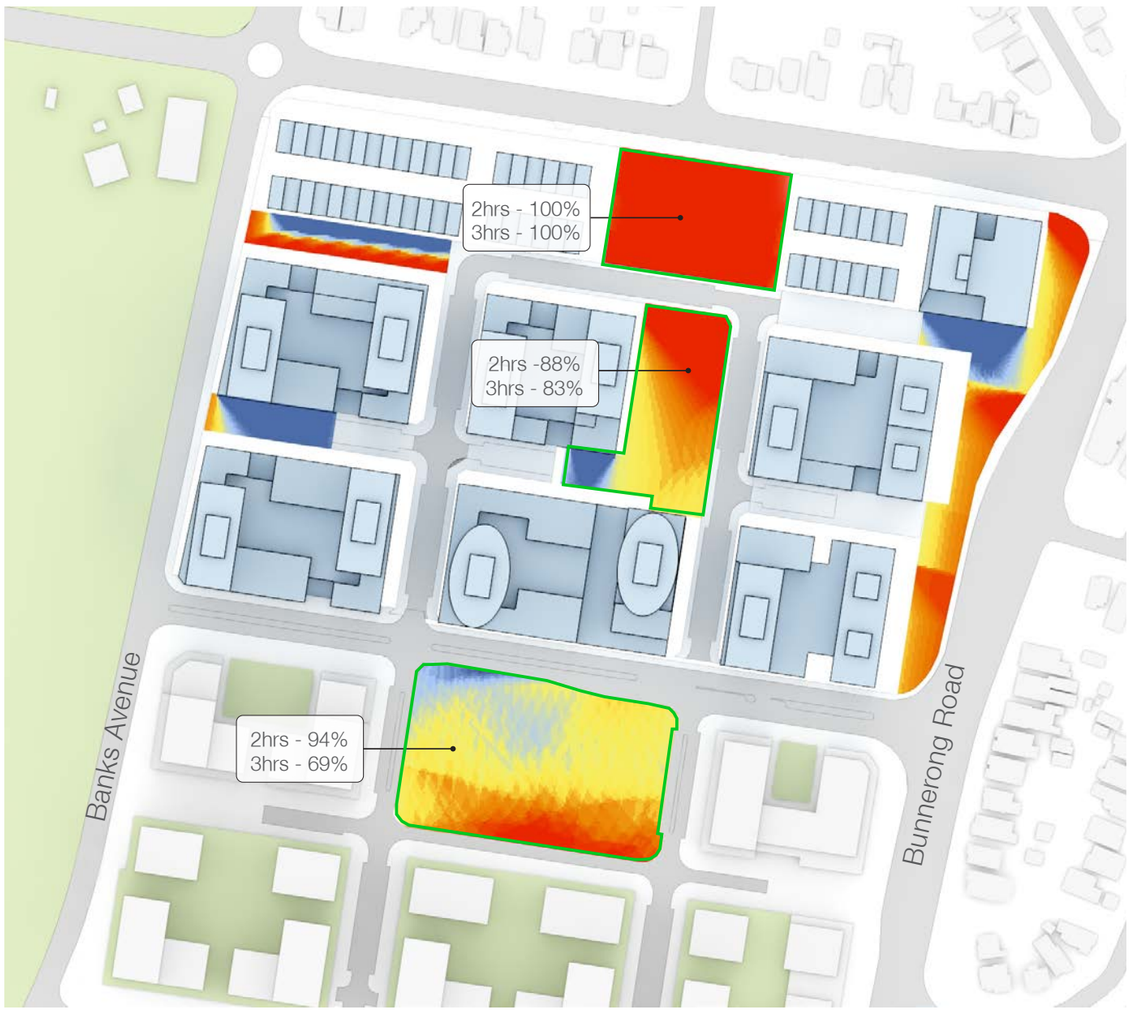

The diagram to the right shows how a typical floor plate achieves the solar access requirements of the ADG on the winter solstice

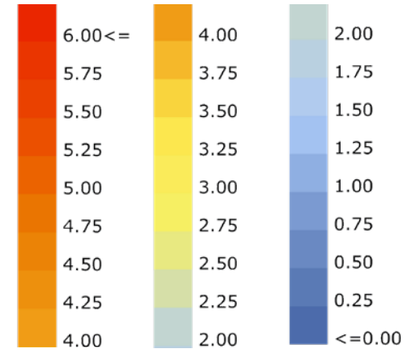
## 2.13 Solar access to public open space and ADG compliance

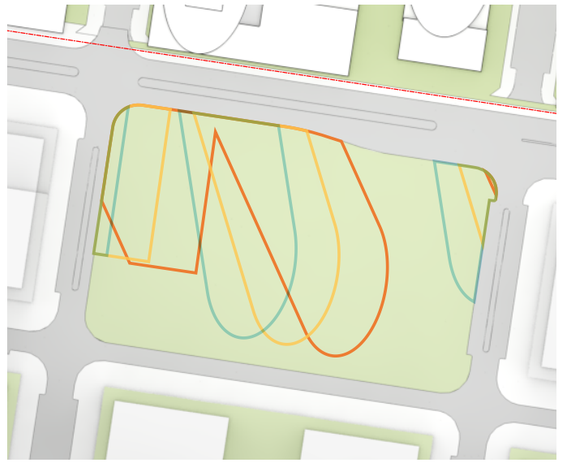
The adjacent diagrams illustrate solar access to the public domain open spaces, as a result of nominal building footprints indicated in the concept design plans. This analysis demonstrates the ability to achieve a high level of solar access to open spaces. The final placement of towers and heights will be subject to a further detailed analysis during detailed design stages. Consideration to the adjoining Stage 1 precinct should be made to minimize additional overshadowing.

### Solar Insolation

Approximately 88% of the public realm receives more than 2 hours of sunshine on the winter solstice, while 69% receives more than 3 hours of sunshine.



Shadow at 12:30pm
Shadow at 1pm
Shadow at 1:30pm

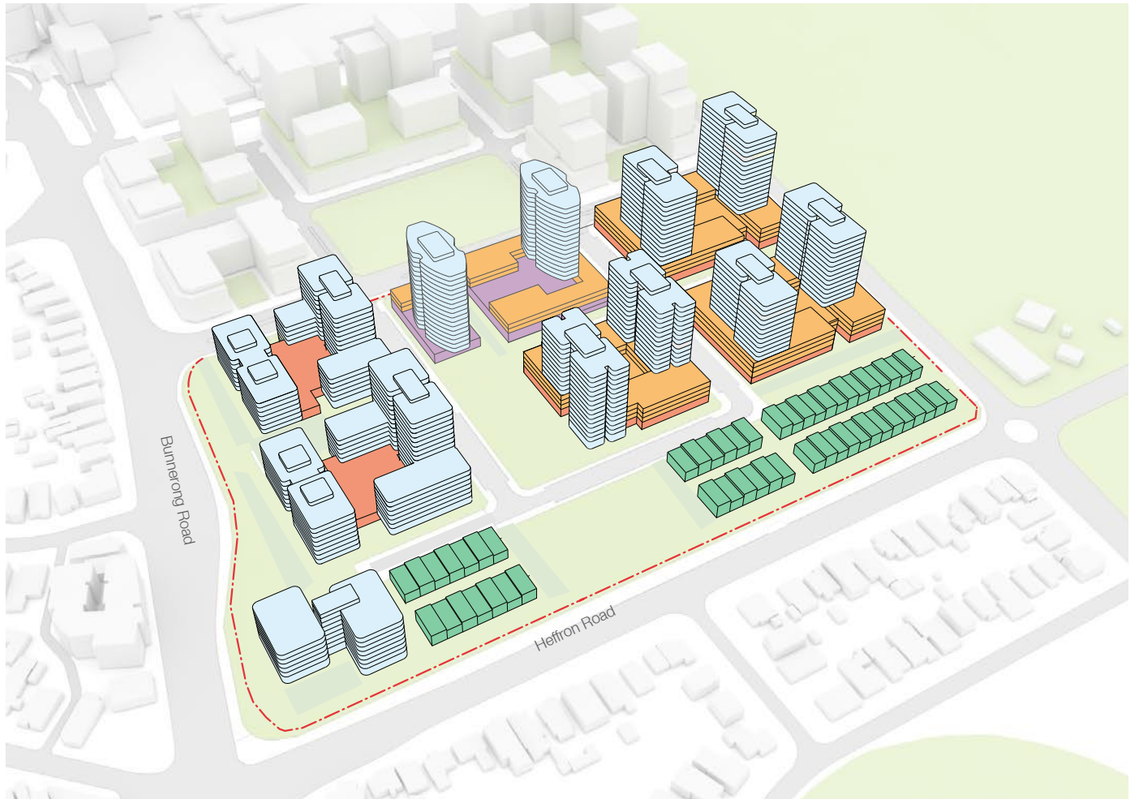
Extent of proposed overshadowing between 12:30 to 1:30 on the winter solstice

## 2.14 7: Safety


The safety and security of the development is a function of both the private and public realm. In this regard, principles have been established for the interfaces between the public and private domain to ensure that safe and equitable spaces are supported. The following safety initiatives have been incorporated into the design:

1. Provision for dwellings at street level avoids the internalisation of the development and enables passive surveillance of public areas.
2. Retail tenancies or lobby entries facing the park create nodes that encourage activity and passive surveillance.
3. Podium communal open spaces overlooked by balconies also promote passive surveillance.

## 2.15 8: Housing Diversity and Social Interaction



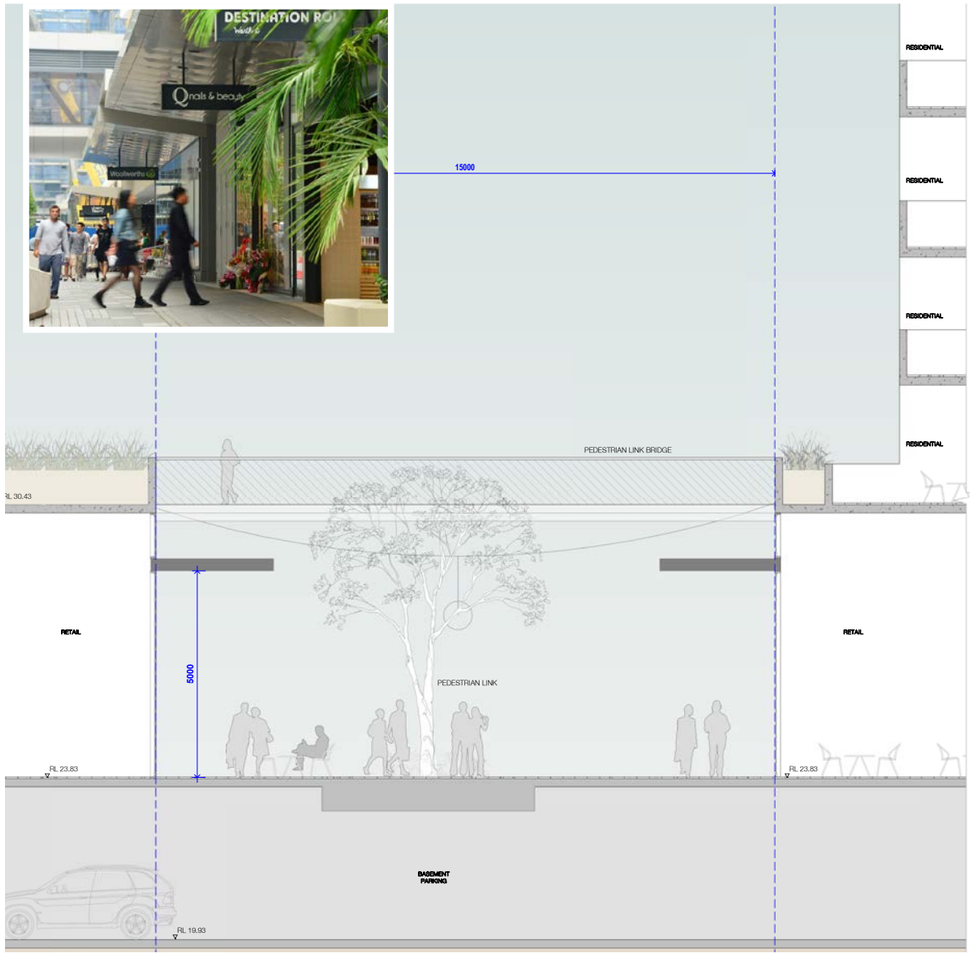

The building envelopes have been designed to allow for a diverse range of housing product and facilities within the project, in order to catalyse social interaction and a sense of community.

A number of community faculties have been integrated into the public domain, including community gardens, play and fitness equipment to help foster community integration

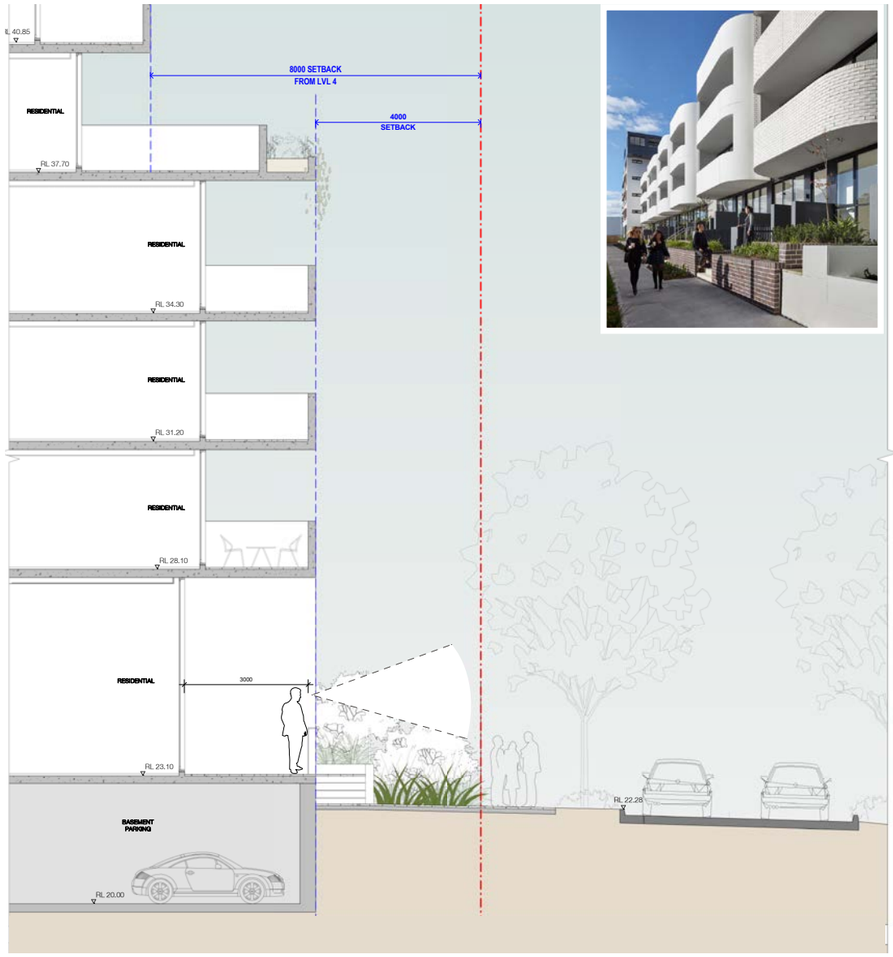
**Key**

- Tower
- Podium Sleeve Dwellings
- Podium Sleeve On-Street Terrace
- Street Level Retail
- Townhouses
- Communal Open Space
- Public Open Space

## 2.16 7 & 8: Safety, CPTED & Streetscape Activation

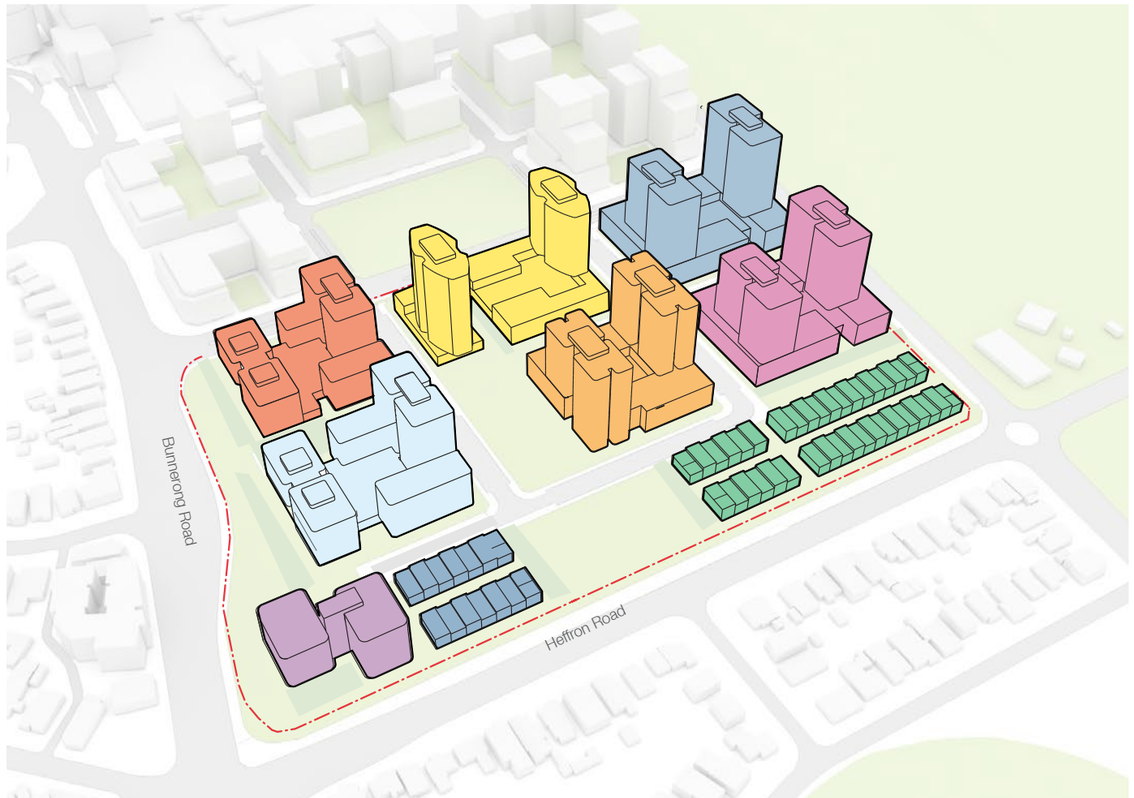



Activation of through-site links and pedestrian connections with adjacent retail




All ground floor residential apartments are to be raised above street scape level to provide passive surveillance to public domain and to create visual privacy within each apartment. Sight lines will be enabled by transparency at ground level

## 2.17 9: Aesthetics





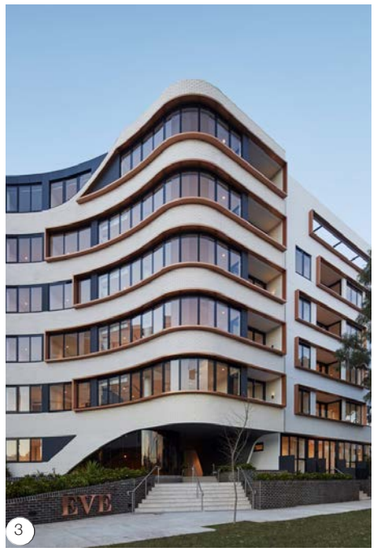








Figure 1: Creation of depth using materials Figure 2: Sold vs transparent interplay of materials. Figure 3: Lobby Entries to create identity for each building and to contribute to the character of the precinct. Figure 4: Solid material such as concrete to ground podiums Figure 5 natural materials sitting within the landscape; Utilising landscaping to soften materiality. Figure 6 Expressive façades to create variation and articulation across the precinct. Figure 7 Create legible podiums that define the street wall.

The primary idea of the site is for it to be seen as a collection of buildings which will be reflected in the material palette. Various textures of face brickwork, masonry, glazing and metalwork can expressed to give a unique character to each building.

The lower levels of the development can provide a durable textural base from which openings, entrances and opportunities for planting can be carved, creating a variety of solid and transparent that activate the street. Natural materials that are self-coloured, robust and low maintenance will define the base of the taller buildings while a finer grain of face brickwork and masonry elements can define the character of the terrace houses.

The upper levels should be made up of material that allows for traditional construction techniques, including a combination of pre-cast elements, expressed glazing systems, and metal and glass balustrades that provide a clearly articulated series of buildings. This will also allow for buildings that are low maintenance and have low embodied energy.

The rooftops will predominantly be landscaped. They will form a series of gardens - private, communal and non-habitable grass meadows that will give a unique character to the buildings.

# Indicative Supporting Drawings

3

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