

Berry Holdsworth

Design Excellence Panel Presentation

09 November 2022

We would like to acknowledge the Gamaragal People as the traditional custodians of the land on which the project is located and pay our respects to elders, past, present and emerging.

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For any further information, please contact:

Penny Fuller
Partner

+61 (0)423 100 058
penny@silvesterfuller.com

Silvester Fuller
12 Little Riley Street
Surry Hills NSW 2010
Australia

+61 (0)2 9360 1122
mail@silvesterfuller.com
www.silvesterfuller.com

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01 Overview

01

Holdworth Avenue





01

Green Spine



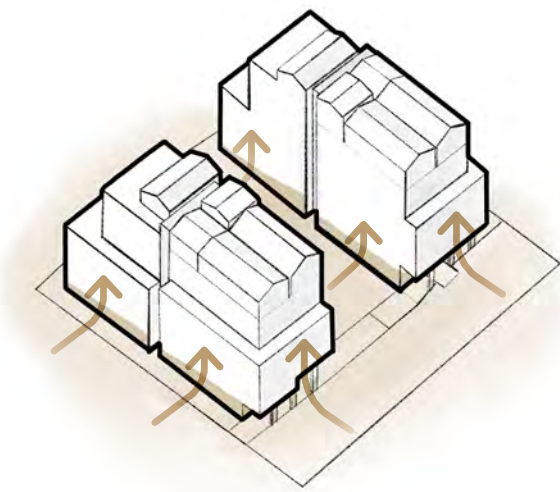
01

Principles

Connecting the site to Country

A material strategy that references the history of the land.

- reuse and repurposing existing sandstone from the site
- articulating the natural ground line of the site as a trace of the past
- a purposefully tactile material application at the base transitioning into smooth and light on the upper levels

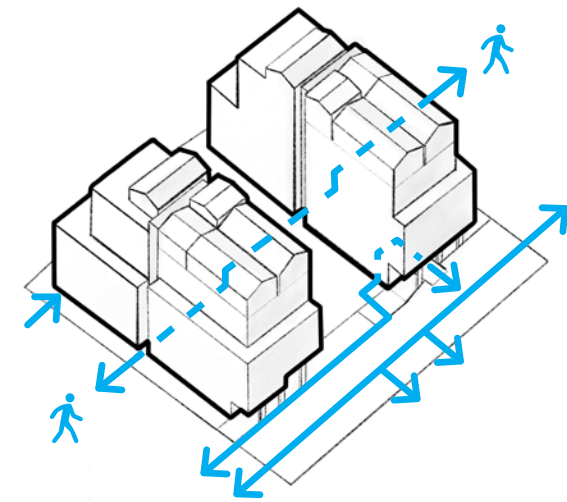


01 Materiality

Connecting people to the site

A permeable ground plane that allow residents and the public to traverse and inhabit the site with ease.

- northern setback allows for a sheltered and accessible path of travel
- residential entries connect physically and visually across three ground planes
- multiple paths of travel encourage activation and connectivity on site and to neighbouring developments

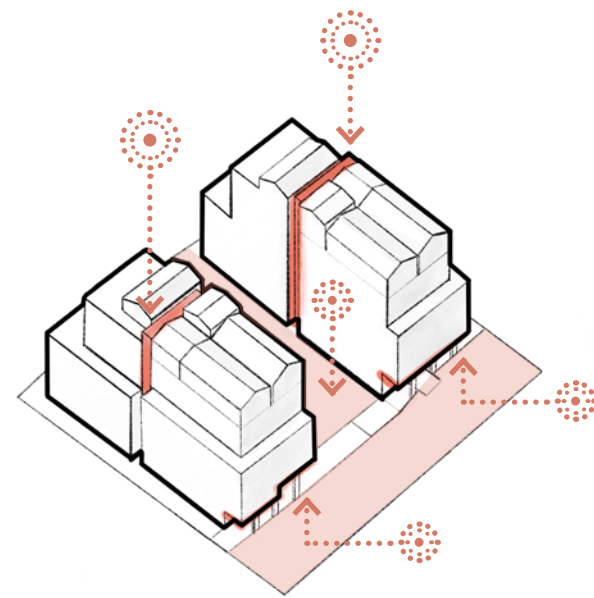


02 Permeability

Connecting the building to local design

An opportunity to celebrate local indigenous design.

- considered and integrated approach to public art on and around the building
- story telling opportunities that can educate and inspire
- use of indigenous references and motifs to inform patterning, screens, walls, soffits and way finding

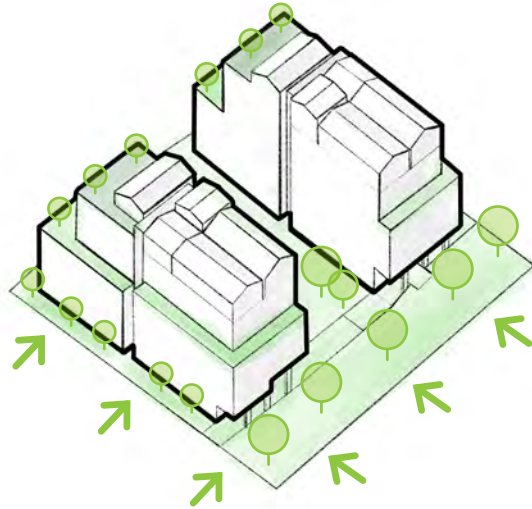


03 Public Art Opportunity

Inviting Country into the building

A landscape strategy that enhances connection to nature and country.

- creating a unique sense of place whilst also being complimentary to neighbouring sites and the precinct
- taking inspiration from local gullies and indigenous places of gathering
- strategic use of hard and softscape to enhance the connection with the land

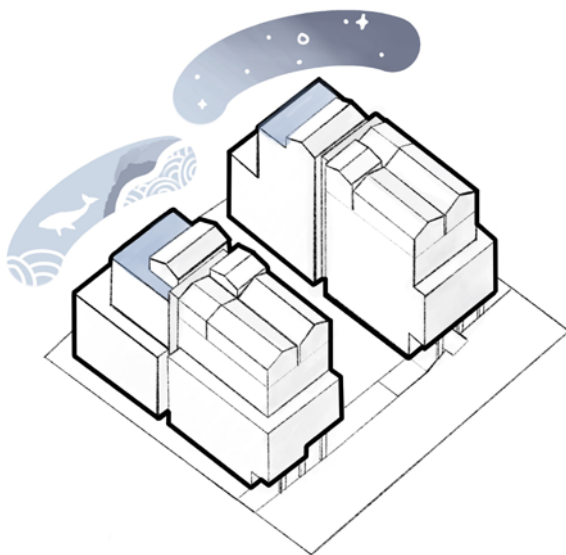


04 Landscape

Connecting the building to culture

A diverse collection of communal spaces to gather, share stories and experiences.

- highest and most valuable location on the project is accessible to all residents
- offering spaces to gather on land and in the sky



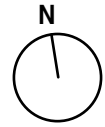
05 View & Prospect

02 Key Amendments

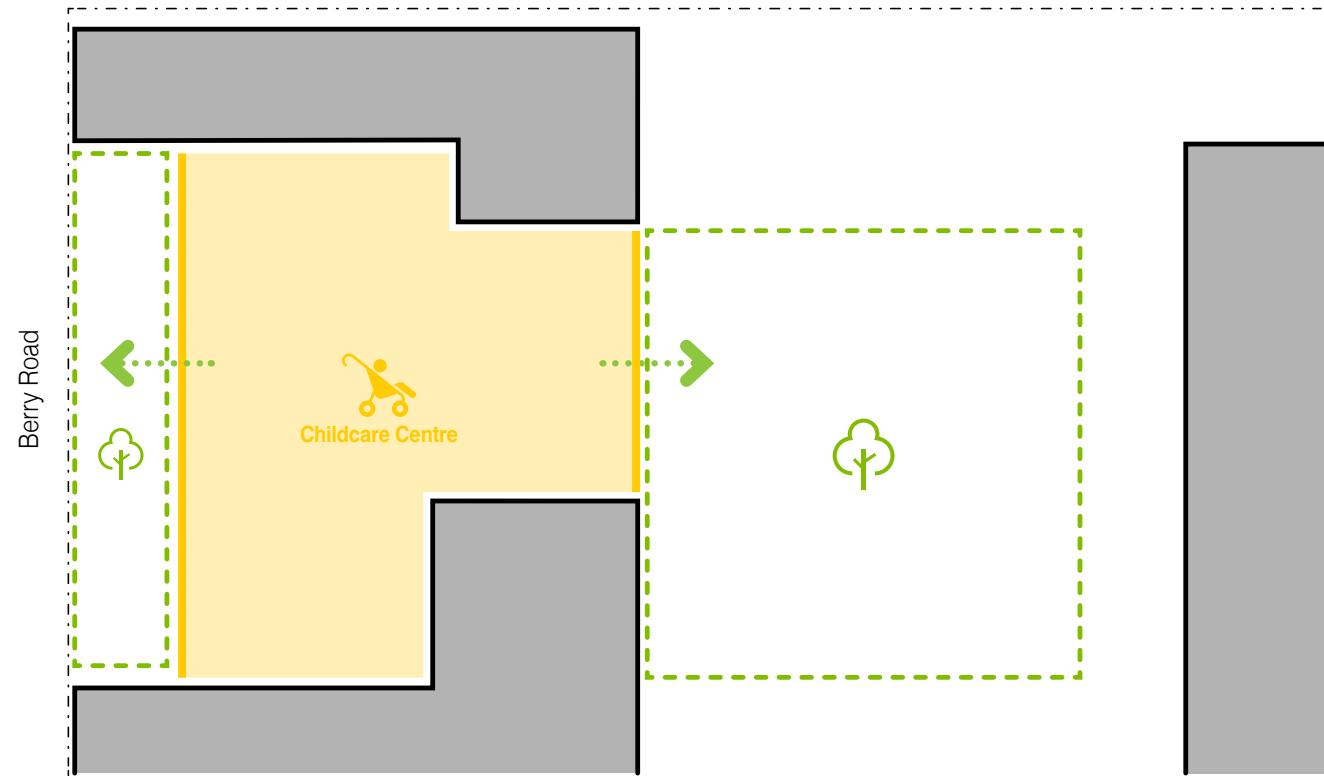


02

Amended Childcare Scheme



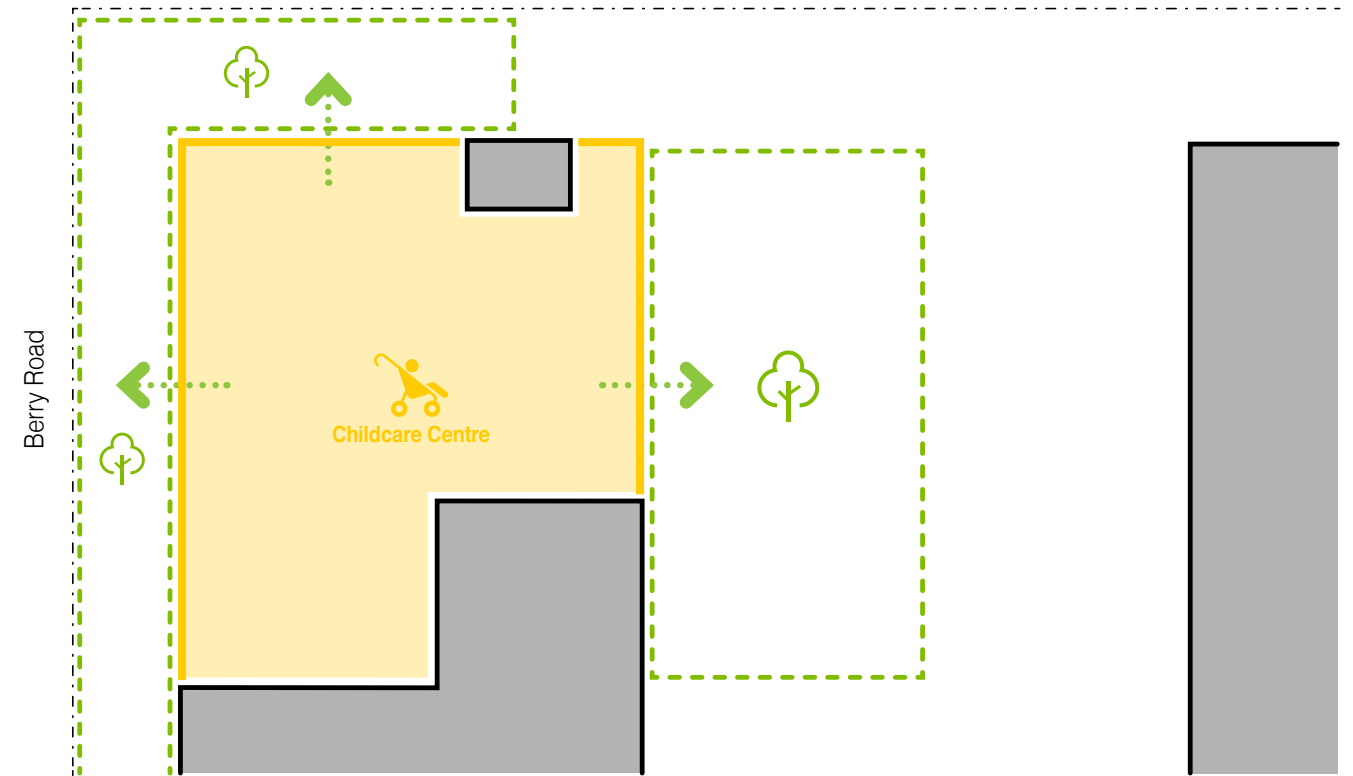
E-W Pedestrian Link



Previous Scheme



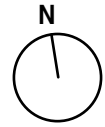
E-W Pedestrian Link



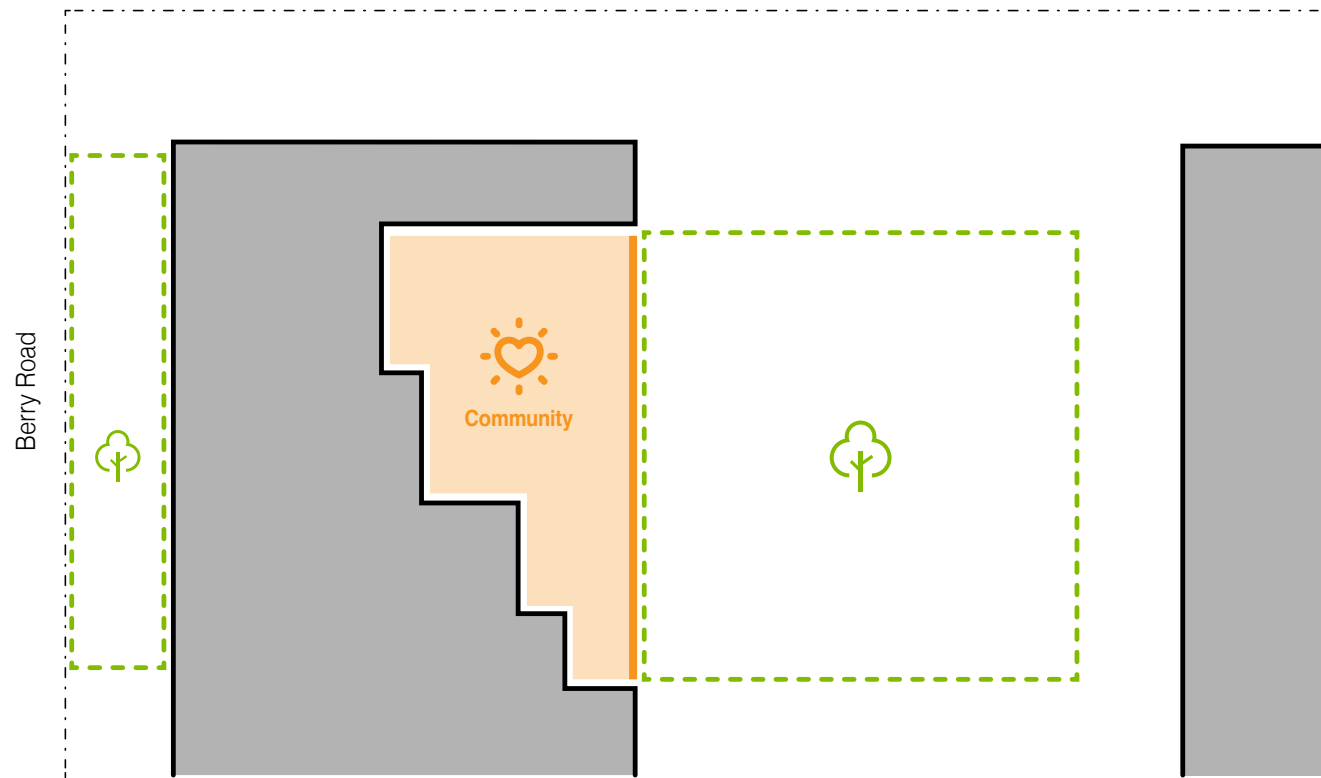
Amended Scheme

02

Amended Community Scheme



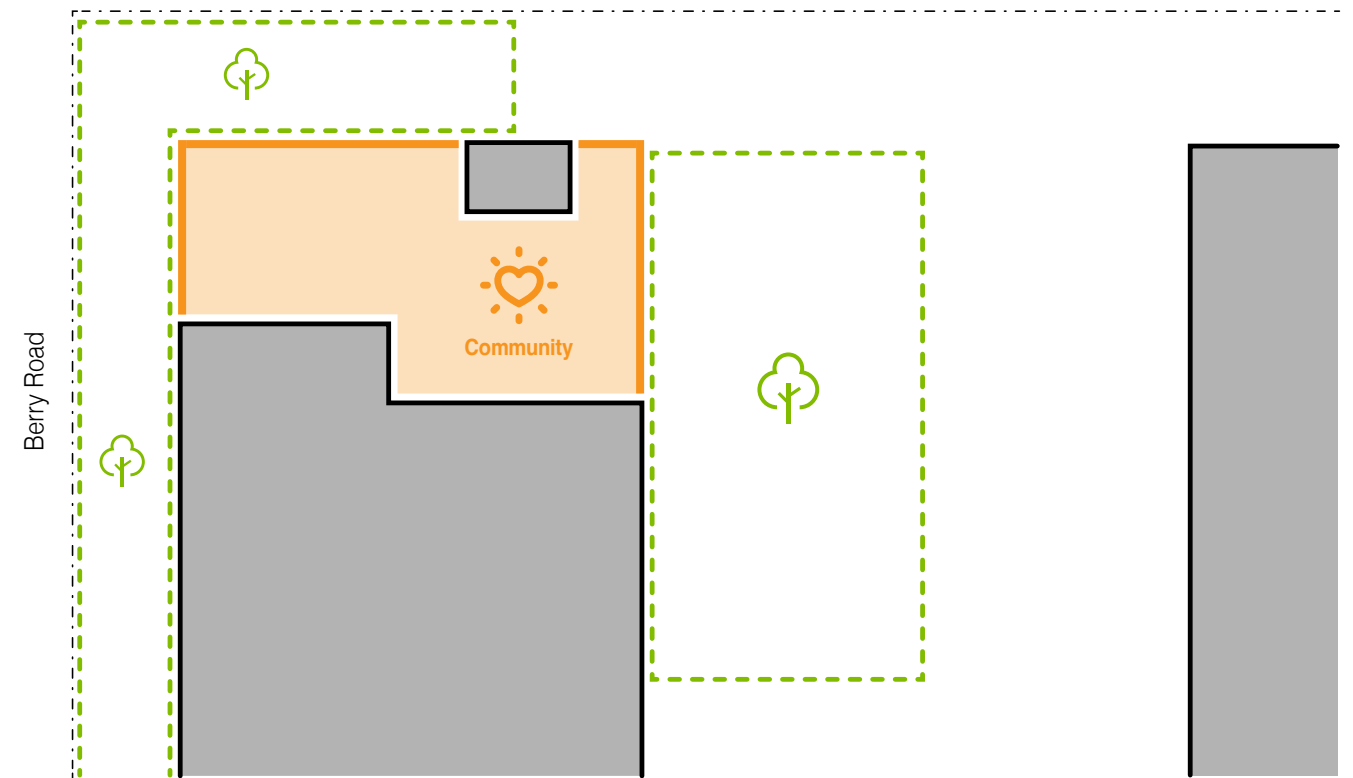
E-W Pedestrian Link



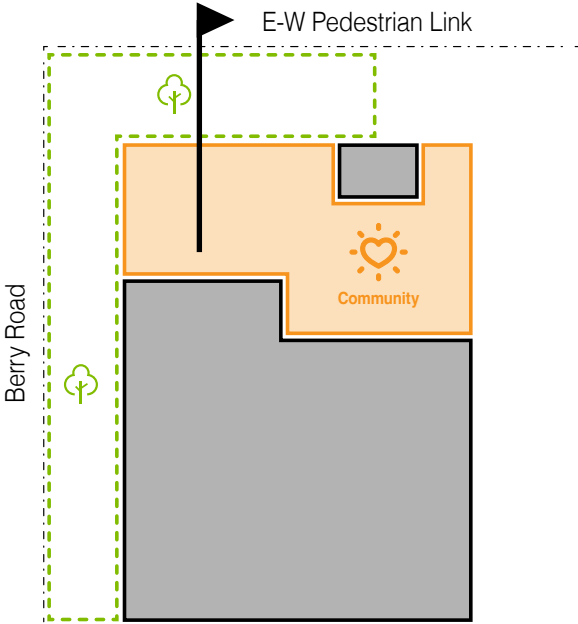
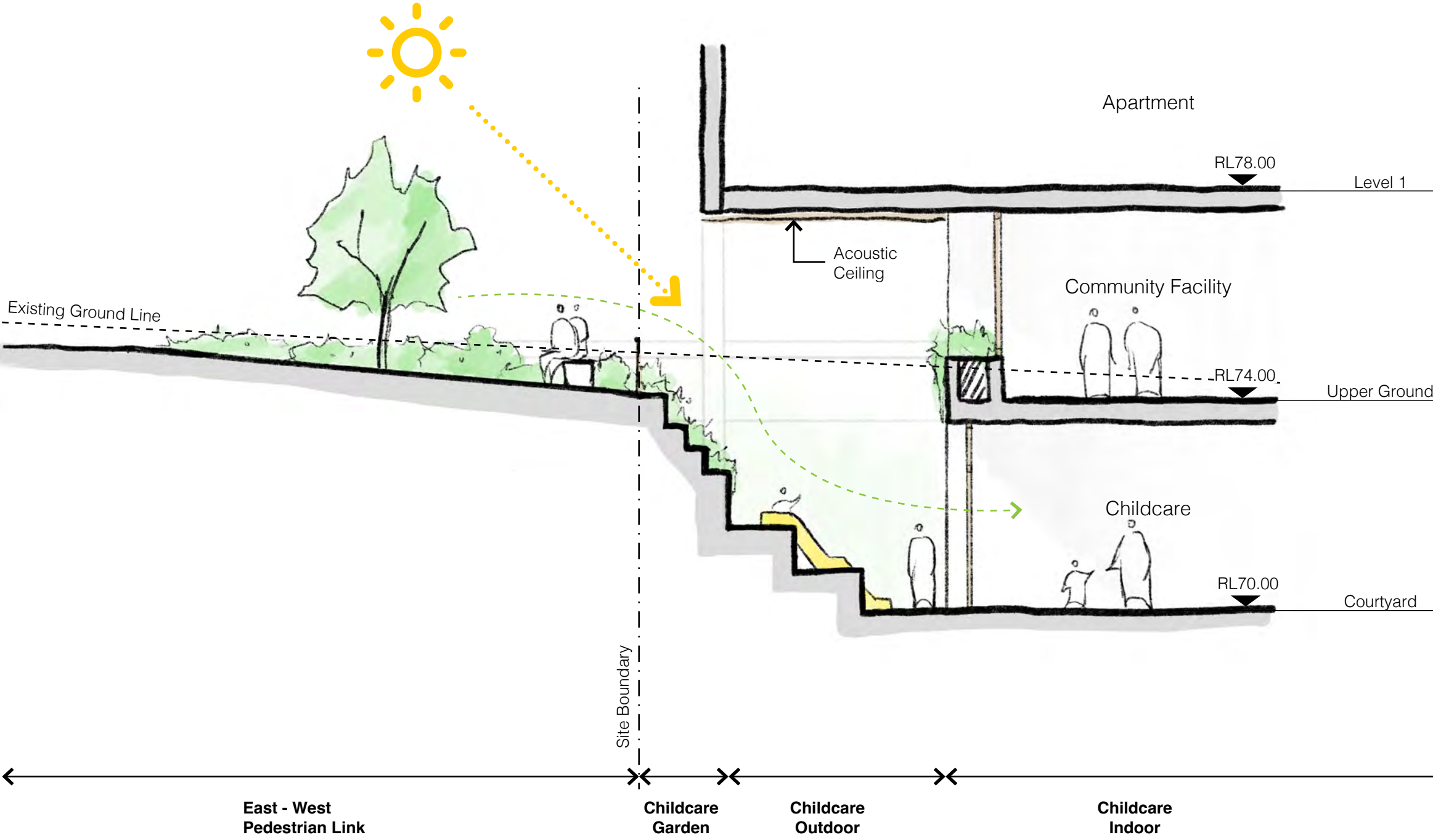
Previous Scheme



E-W Pedestrian Link

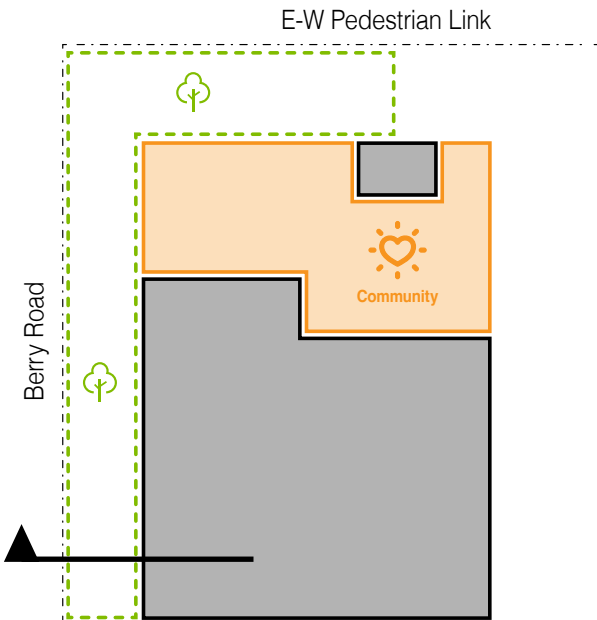
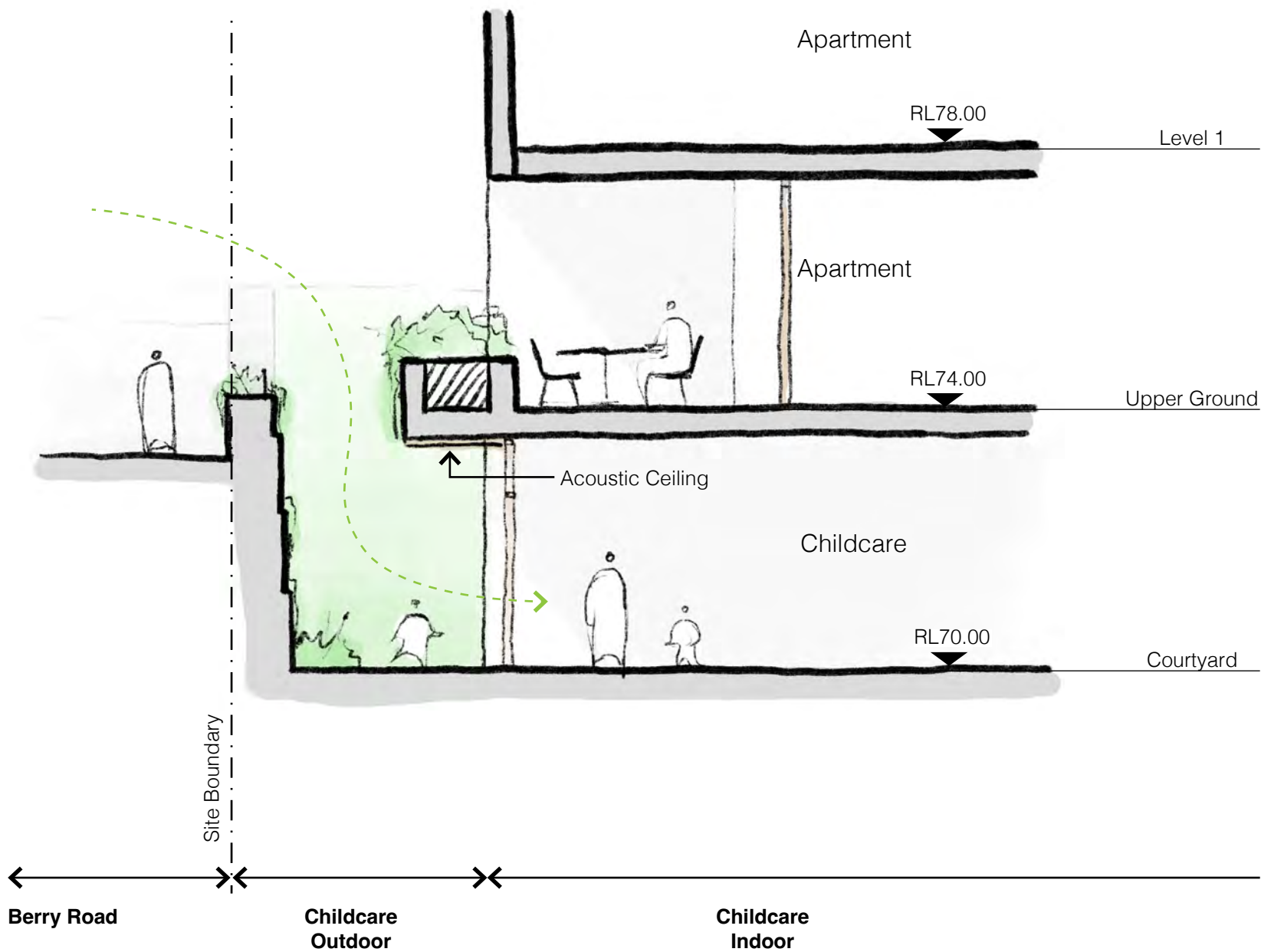


Amended Scheme



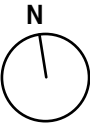
Section North - South





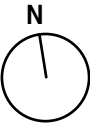
Section East - West

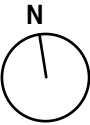




Berry Road

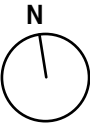




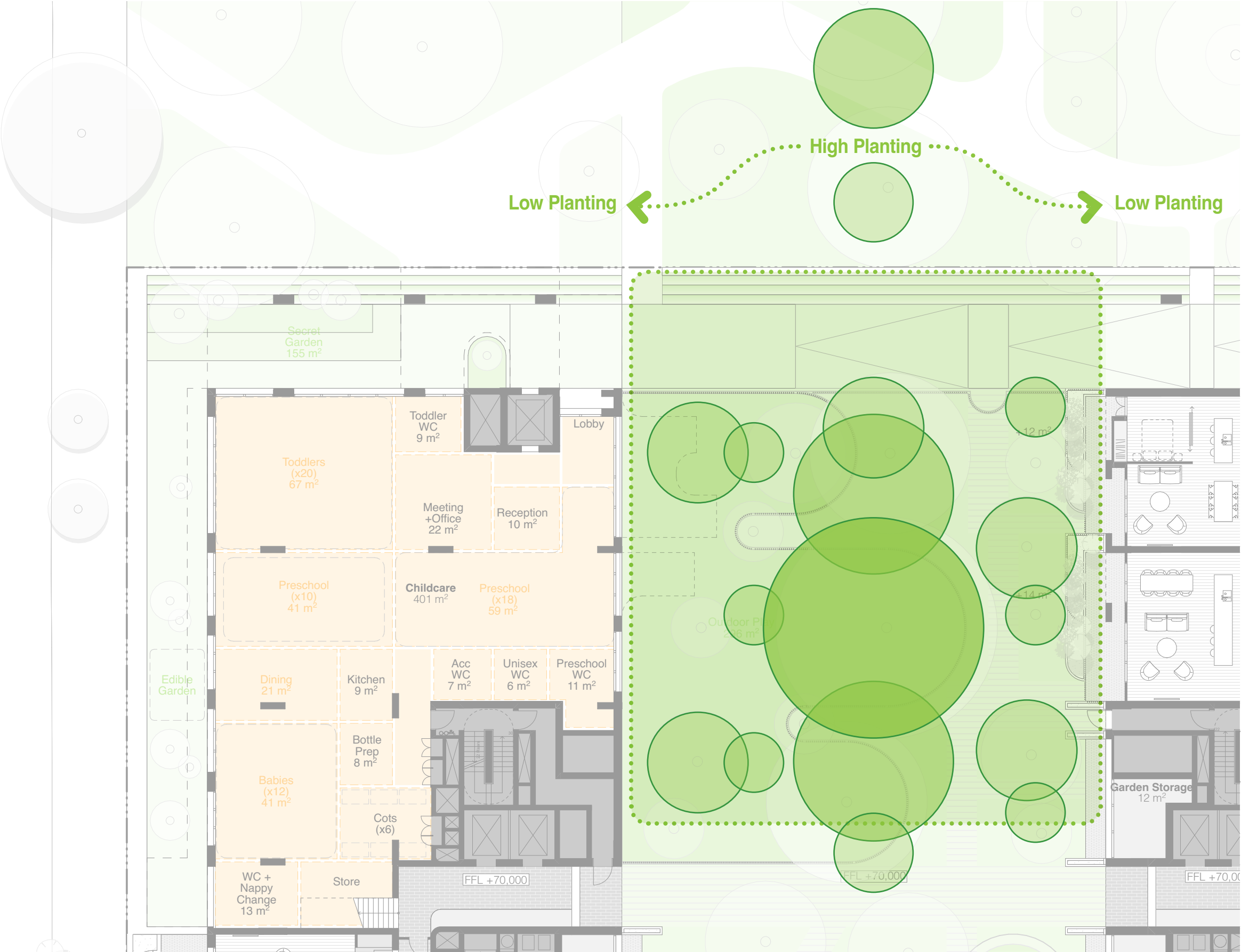


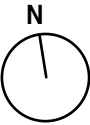
Berry Road



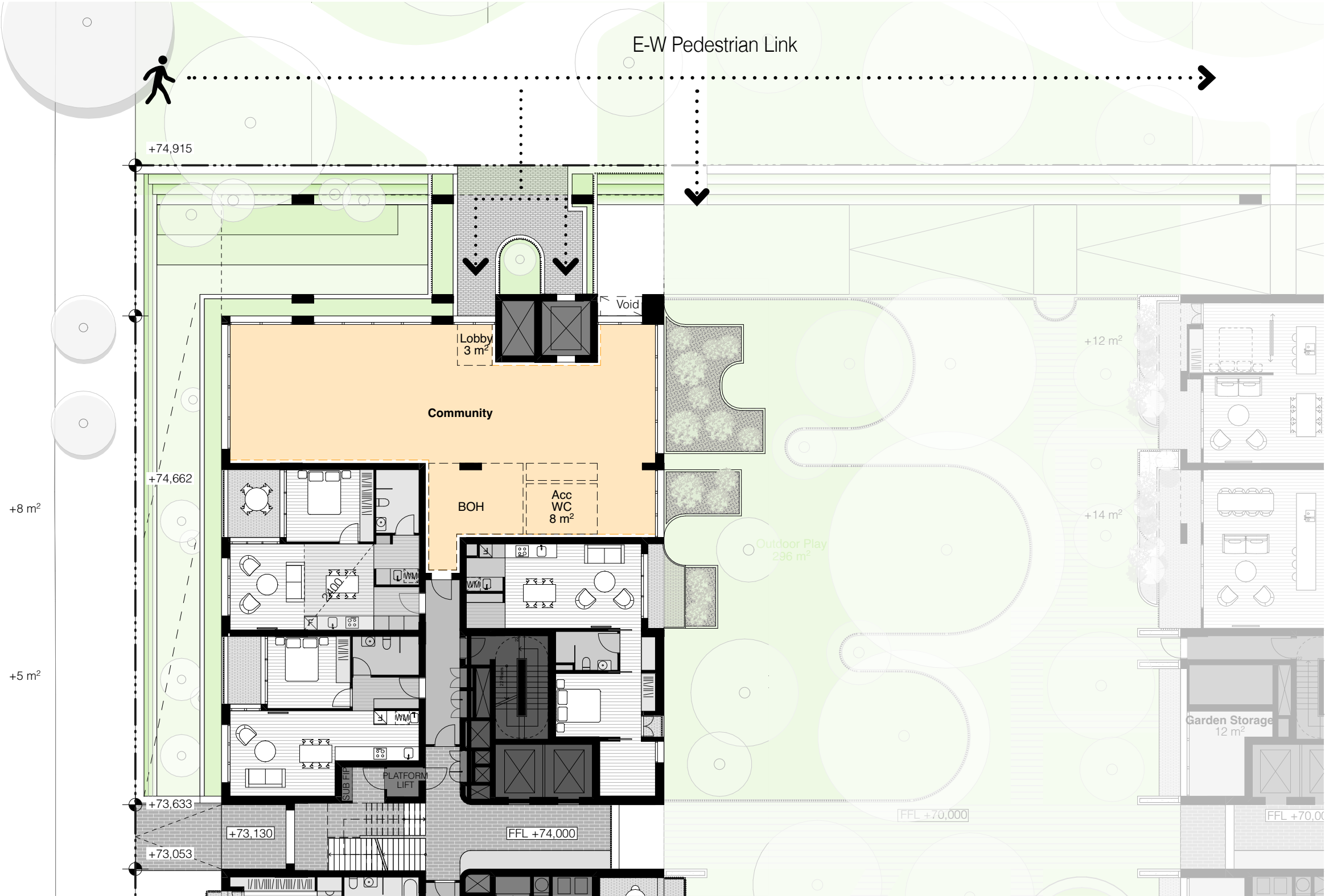


Berry Road





Berry Road



02

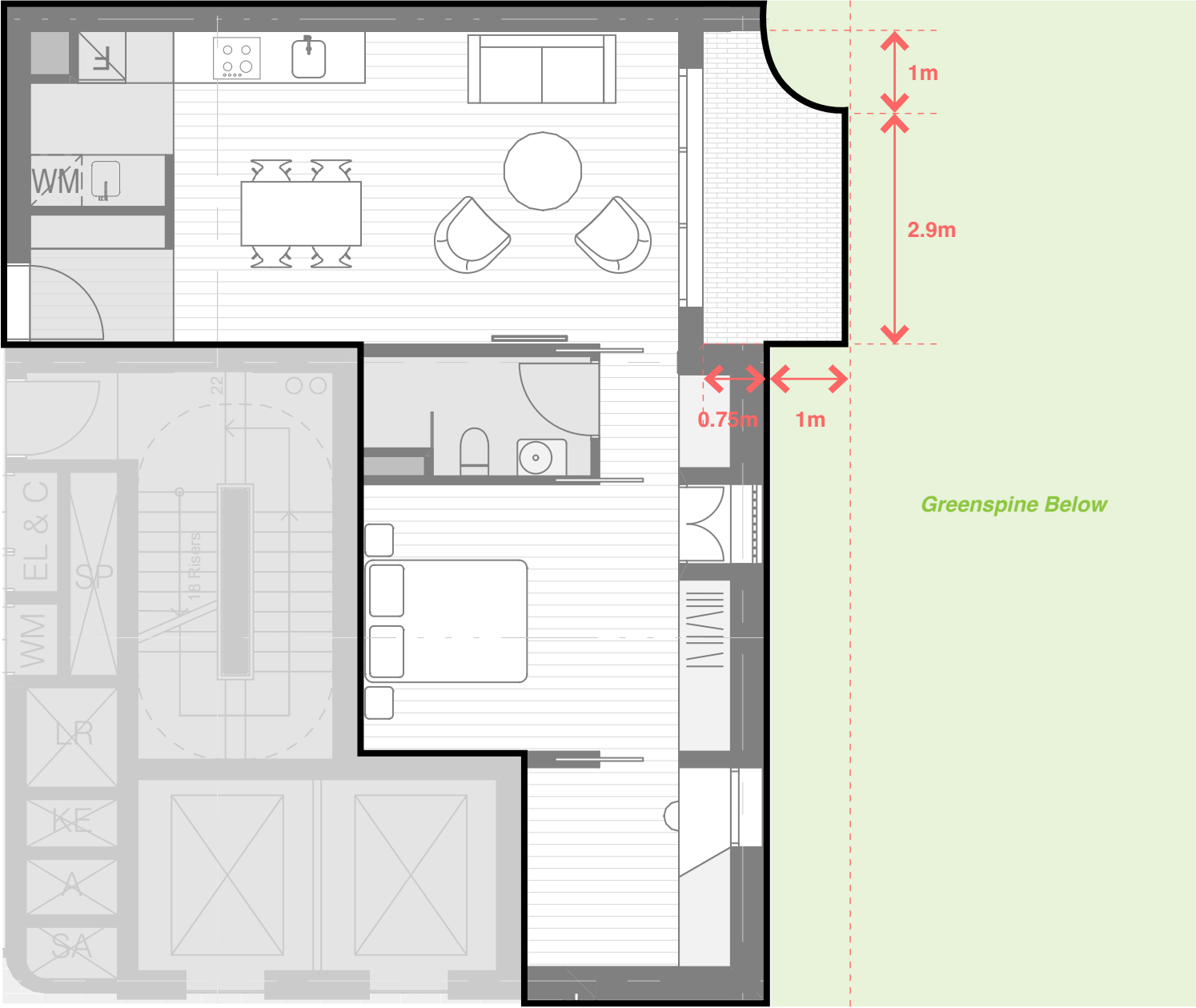
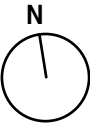
Undercover Play





02

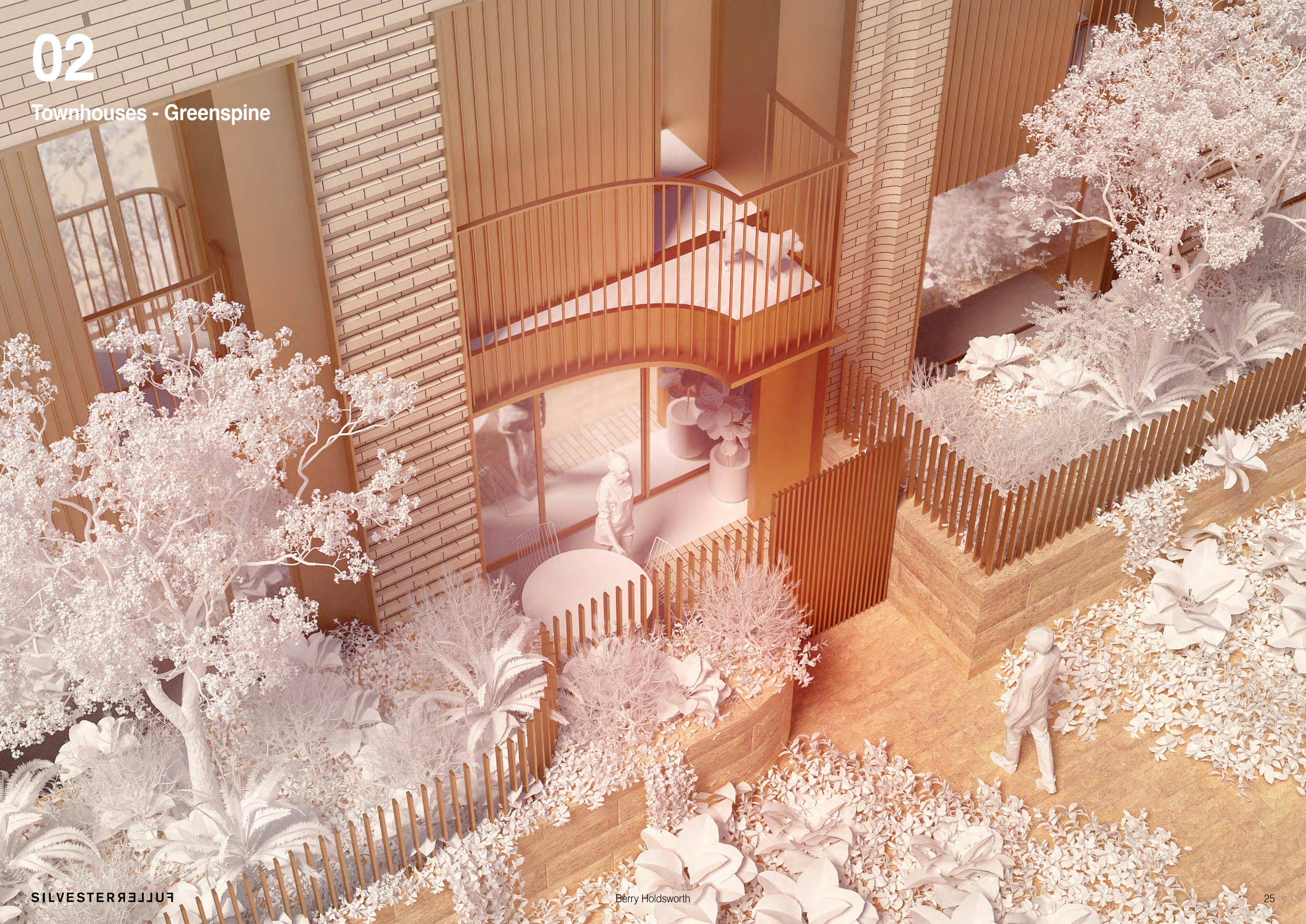
Greenspine Facade

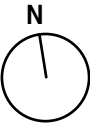


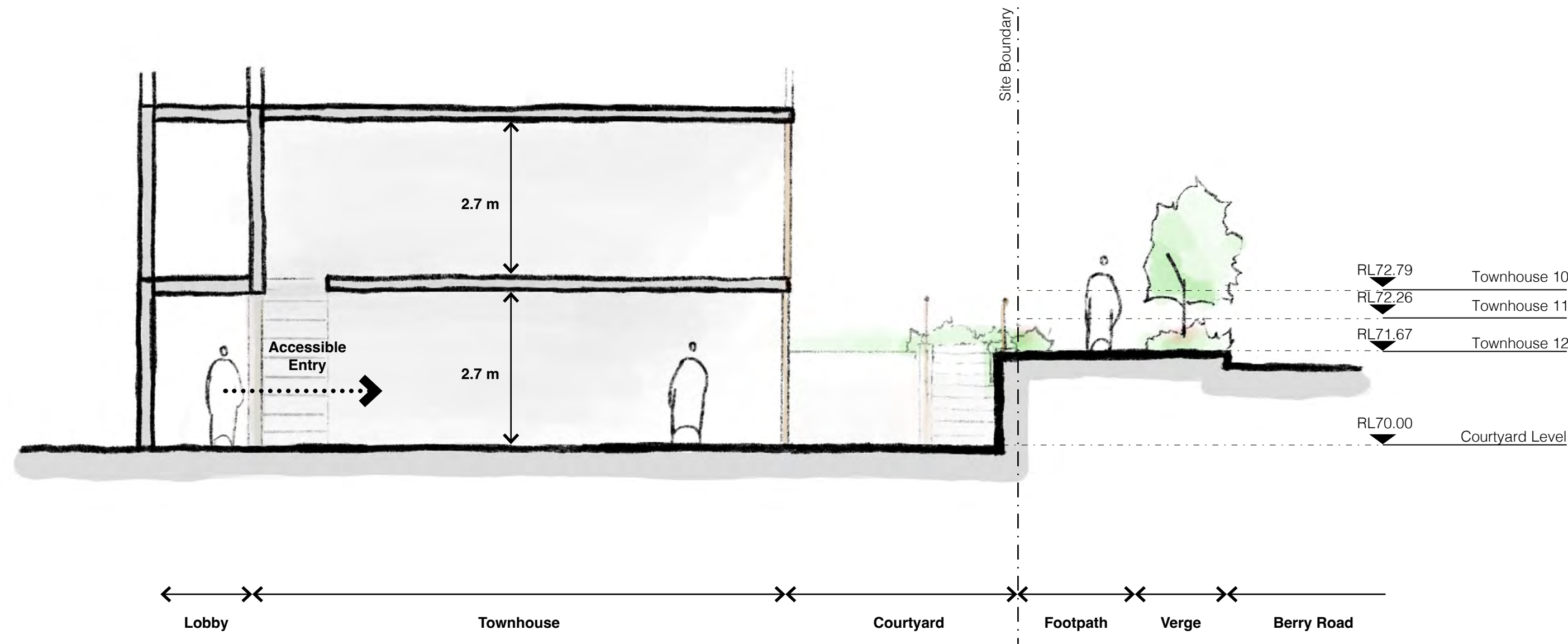
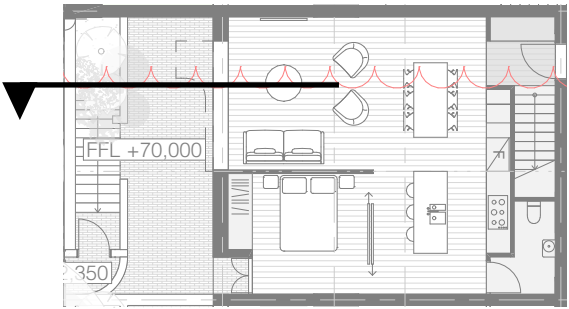
02

Townhouses - Street

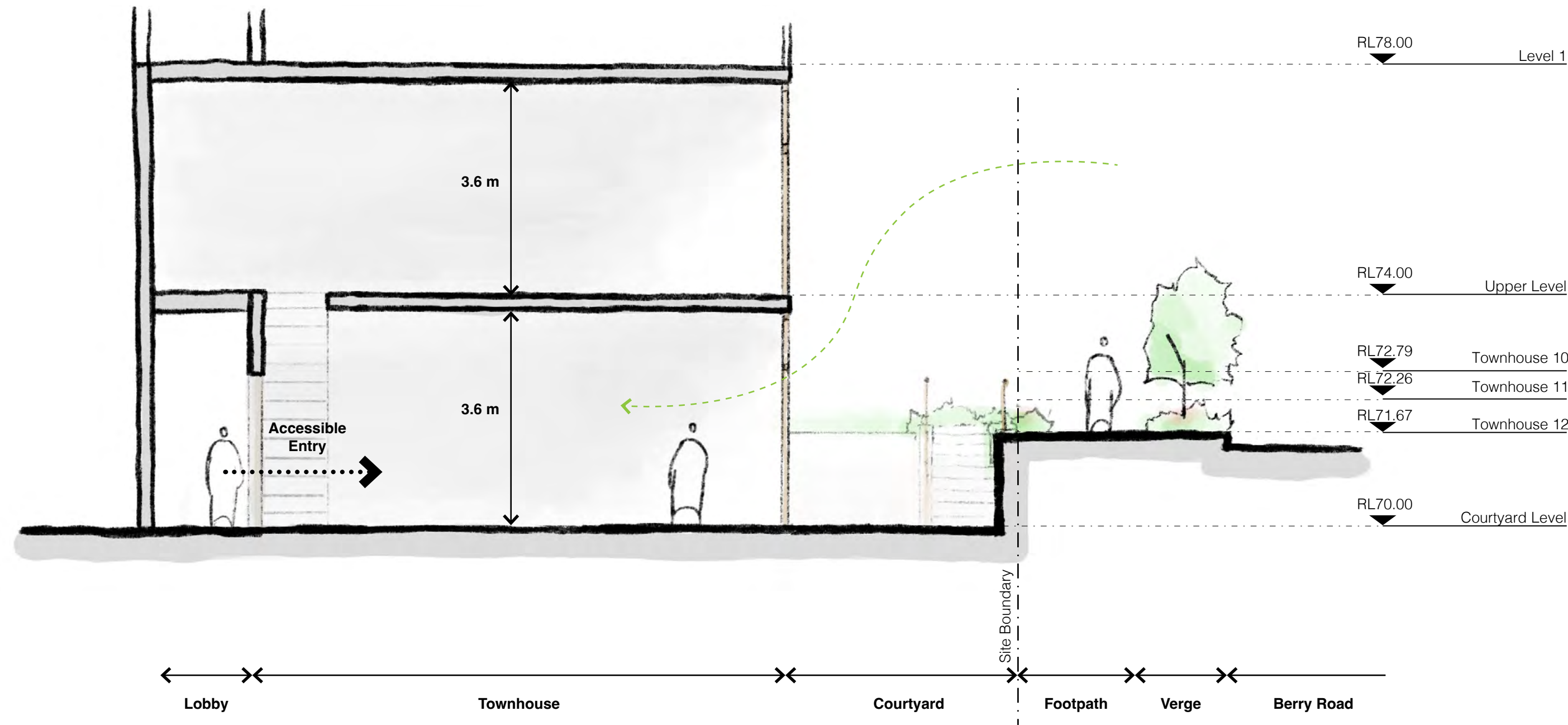
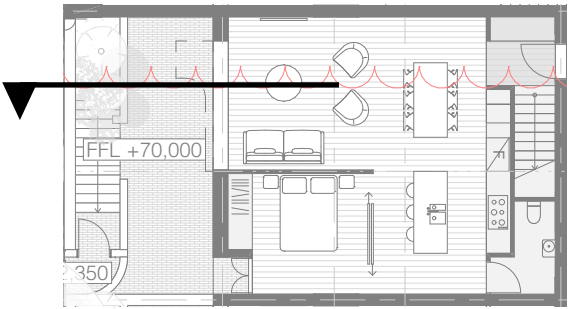




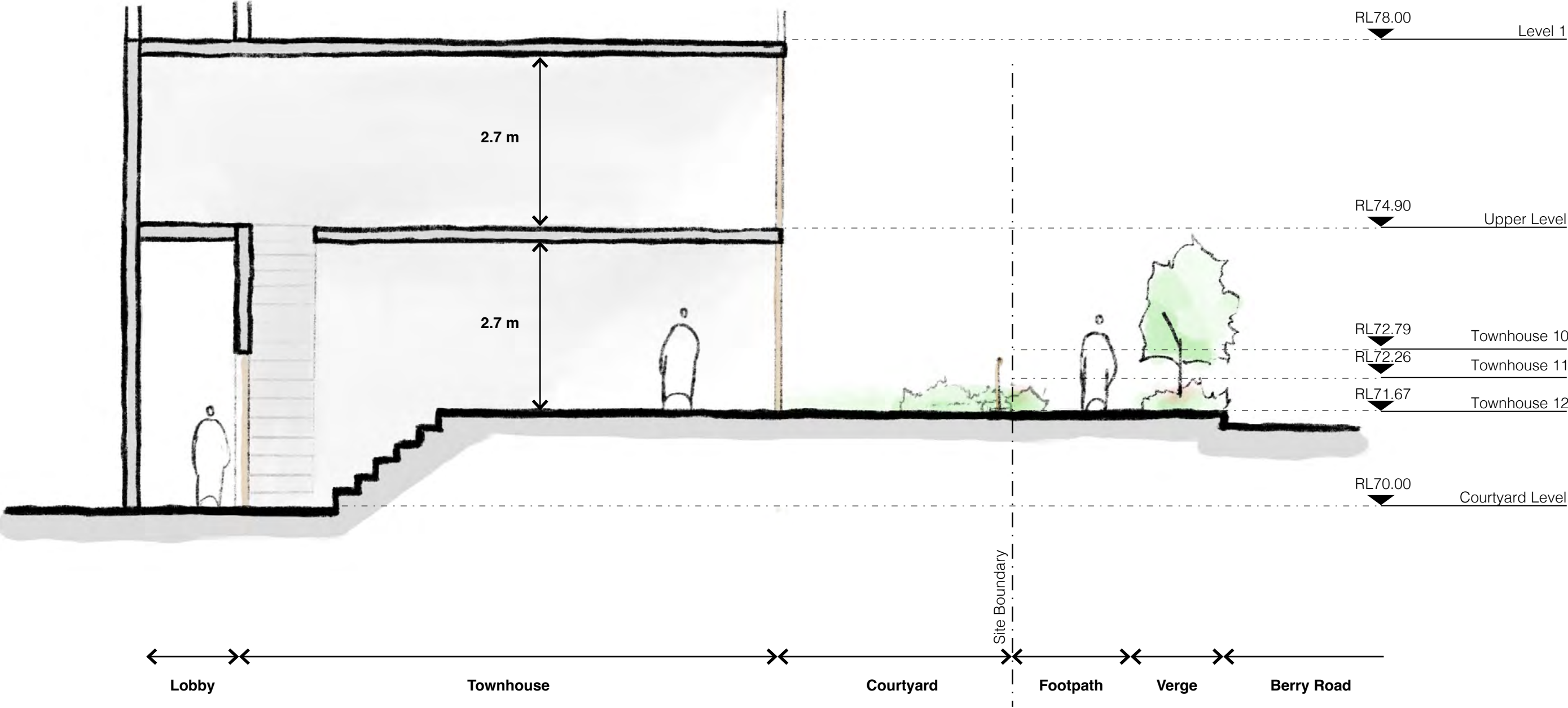
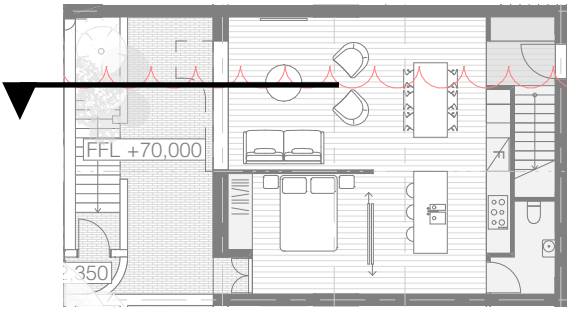




Berry Road Townhouses - Proposed Condition

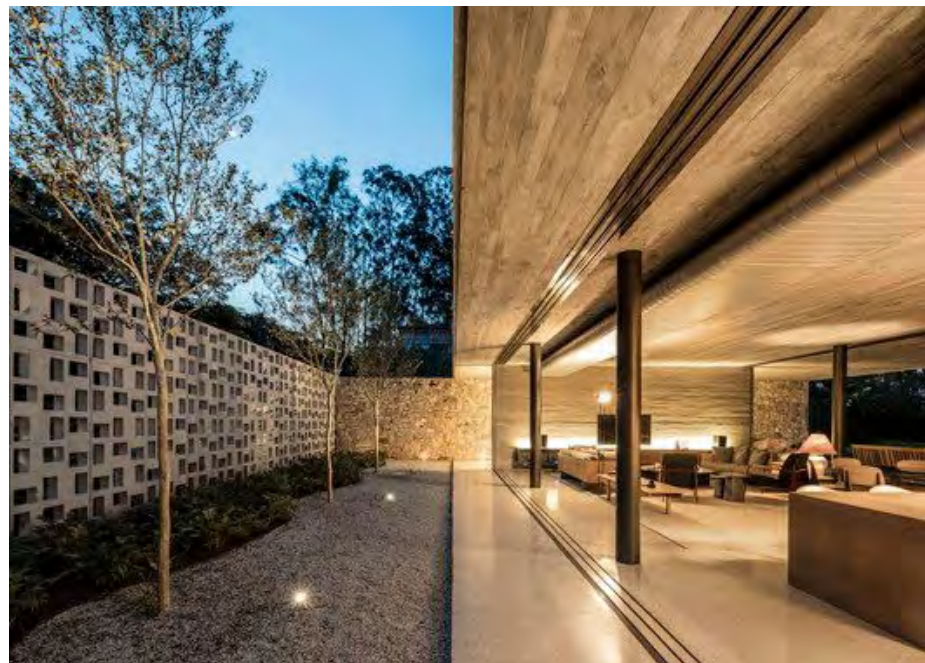


Berry Road Townhouses - Alternative Condition



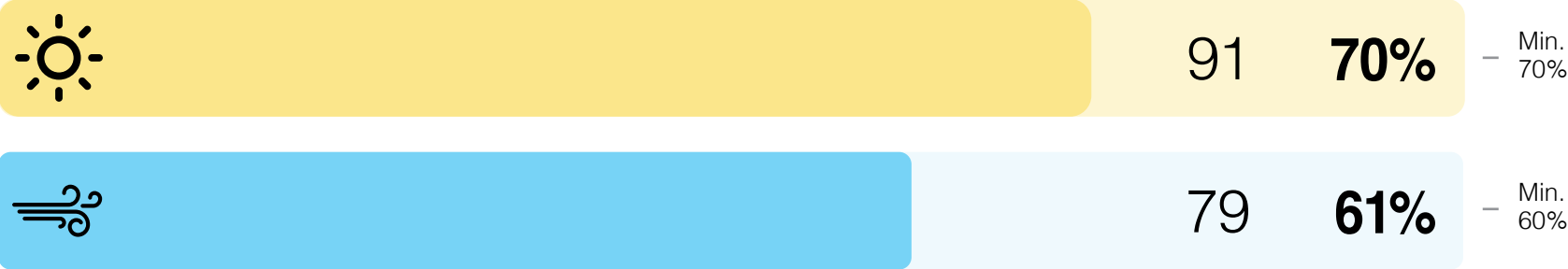
02

References



02

Apartment Mix



03 Design Development

03

Material Strategy



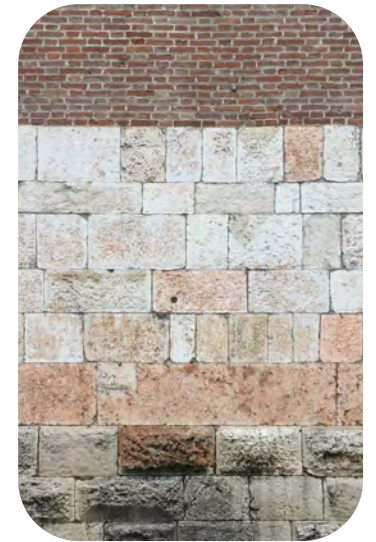
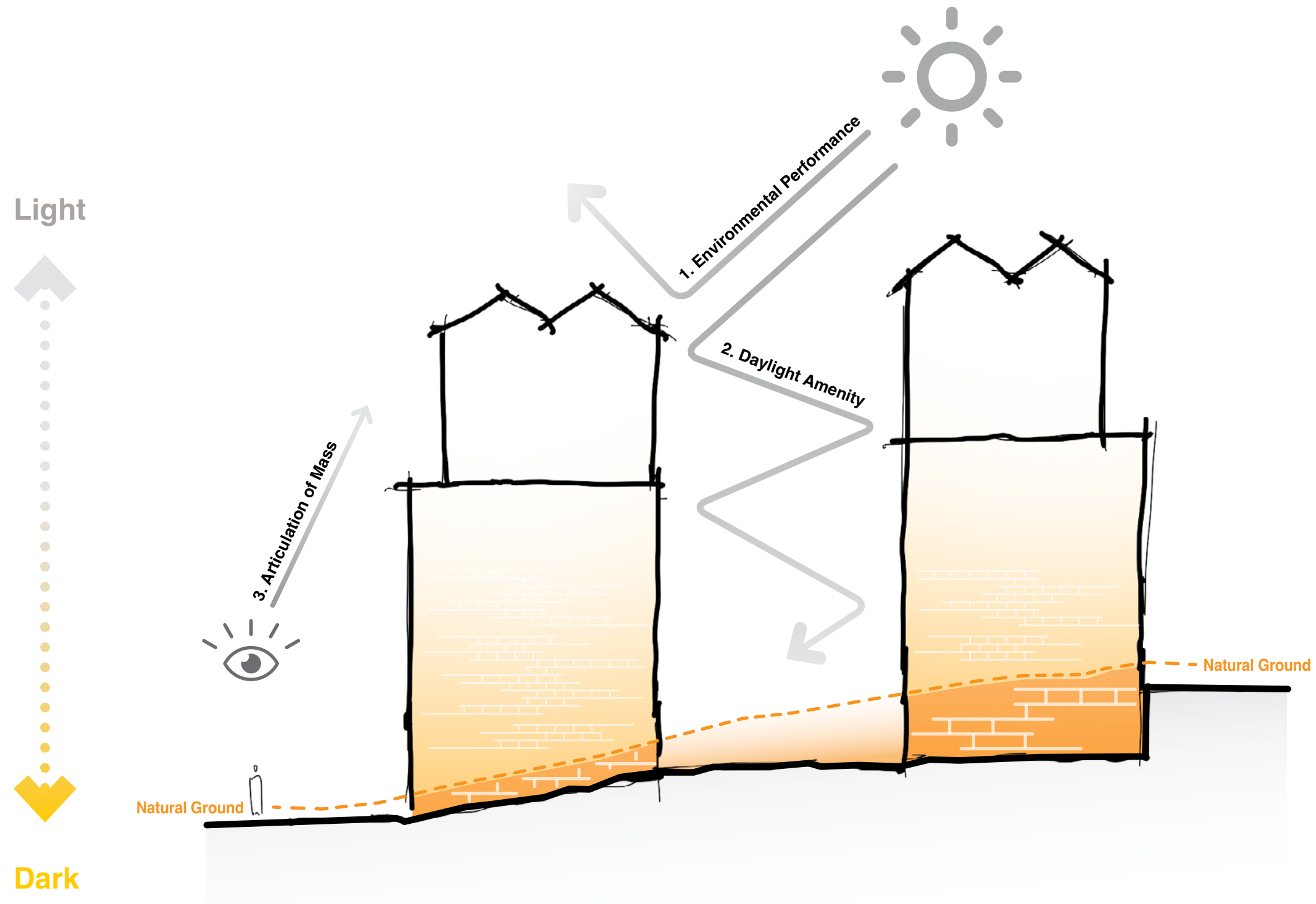
Light / Smooth



Dark / Textured

03

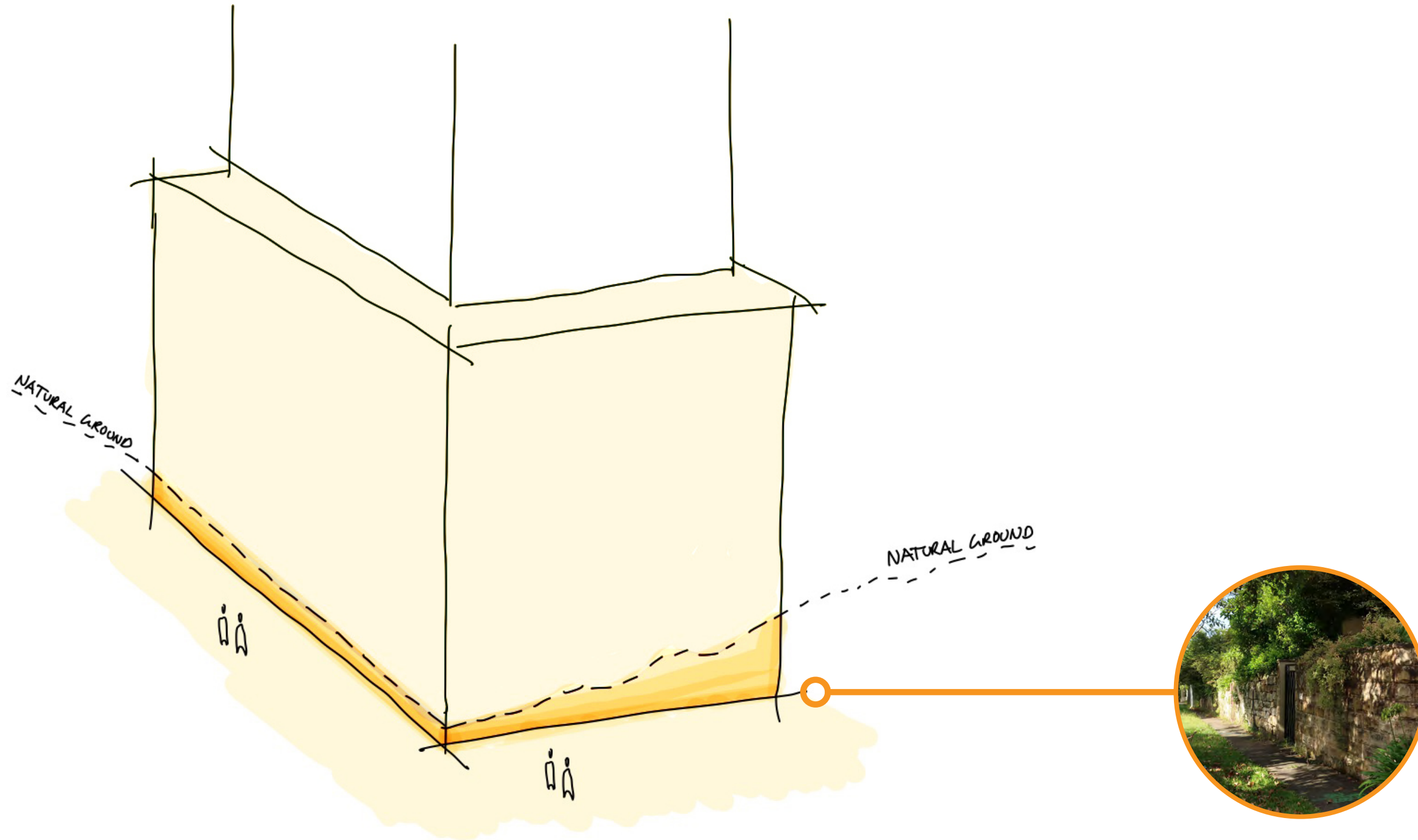
Tone & Texture



Reference Castelveccchio,
Verona, Italy

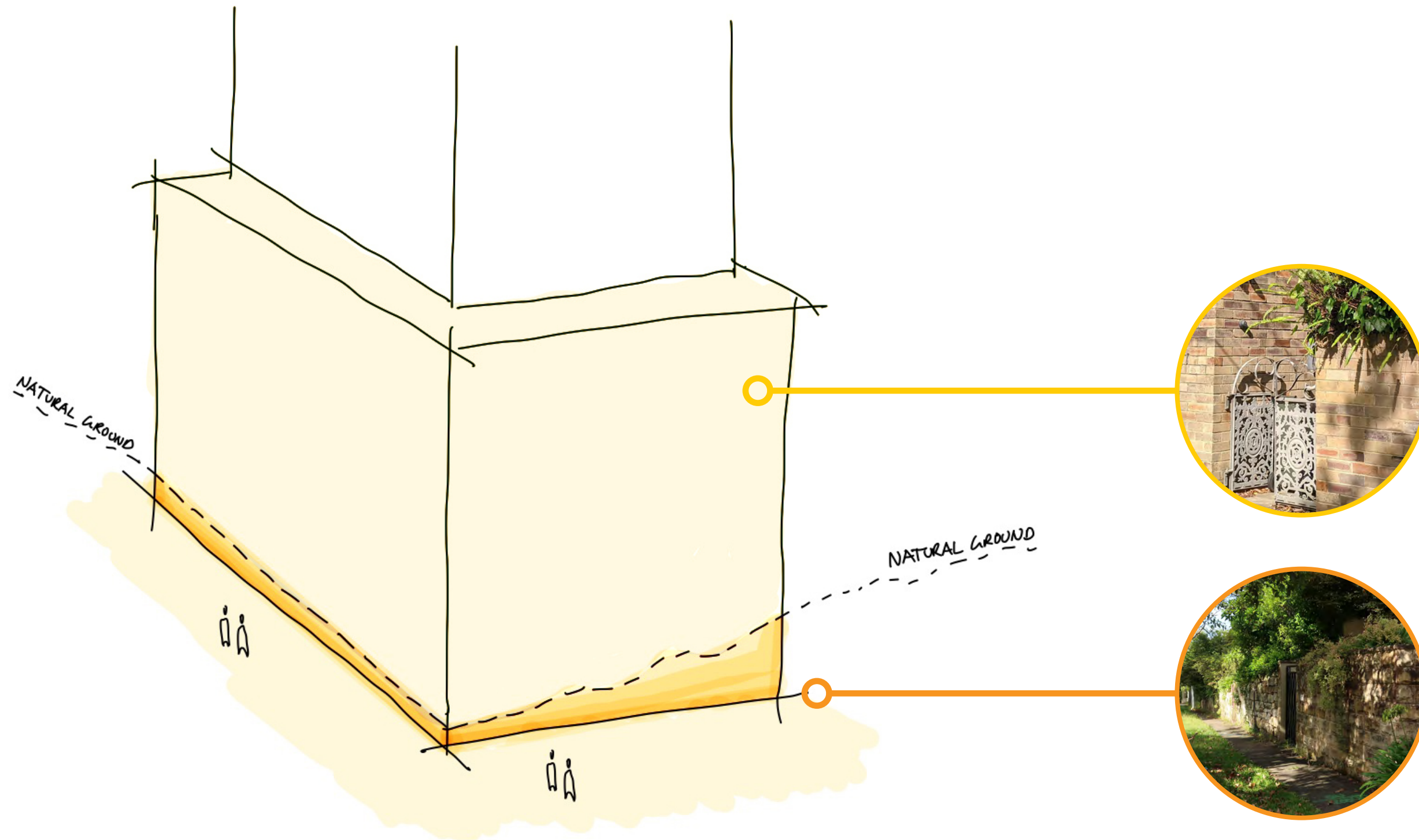
03

Contextual Response



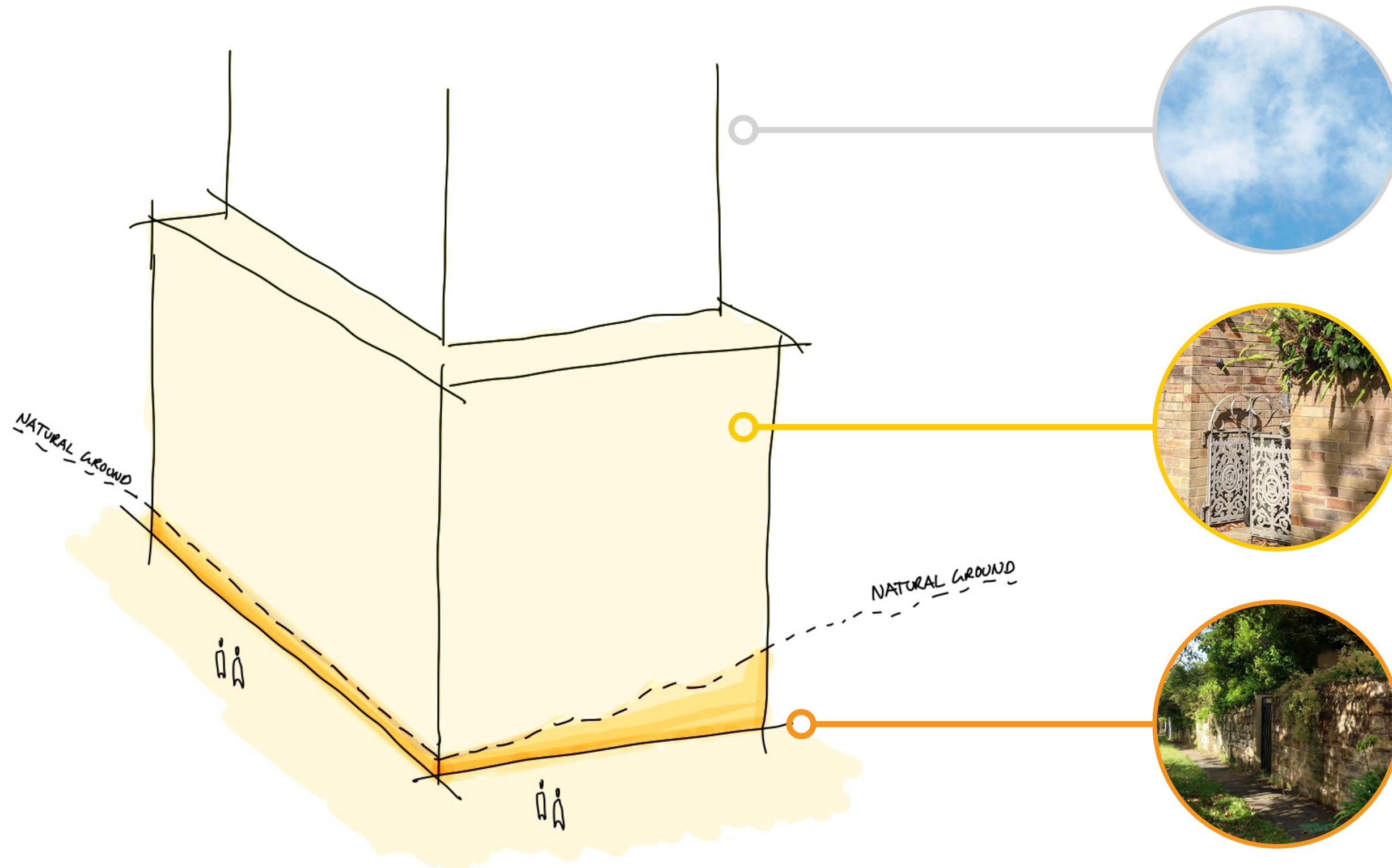
03

Contextual Response



03

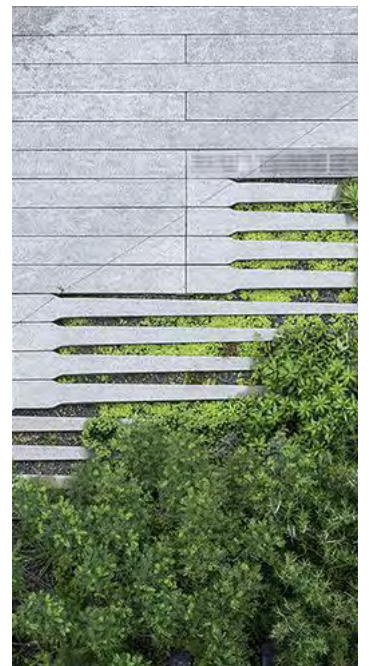
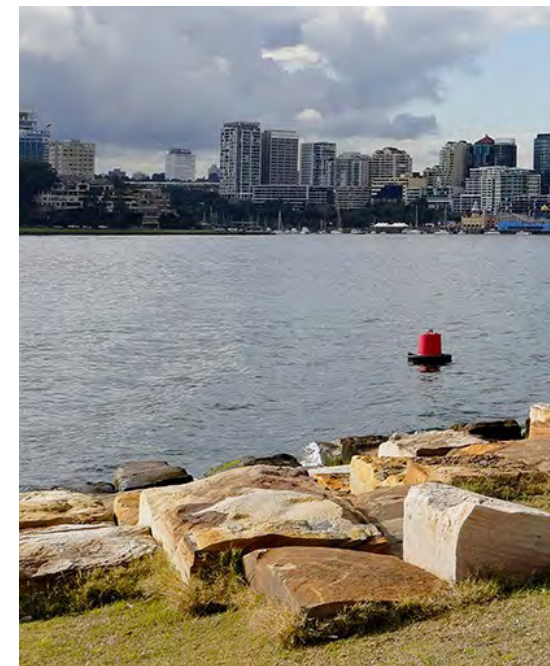
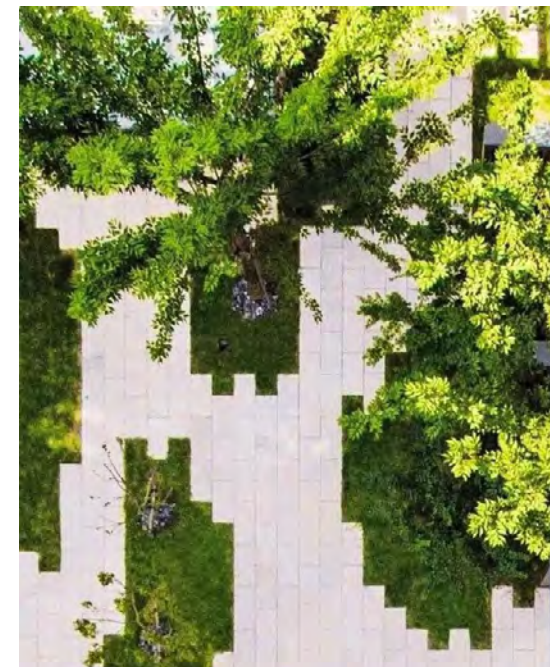
Contextual Response



03

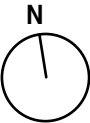
Landscape Strategy

An undulating landscape that traces and articulating the land of the past...



03

Landscape Strategy



Samford Bora Grounds
Samford Museum



It Starts Here Now 2015
Leanne Tobin



Sandstone Gully
Smoothery Park



Bora Ring
Eromanga QLD



Bora Rings
Sandra Millican



Aboriginal Symbol
Sitting



Kippa (Bora) Ring
Gubbi-Gubbi Dyungungoo

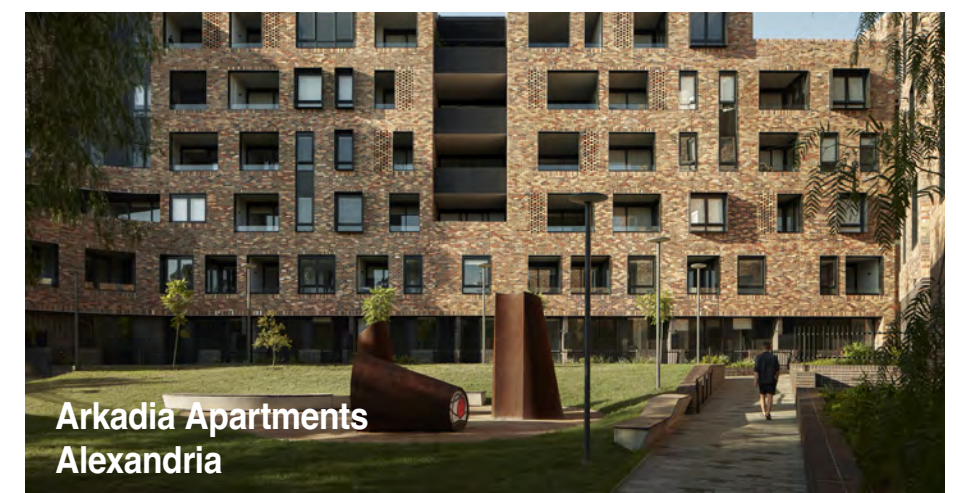
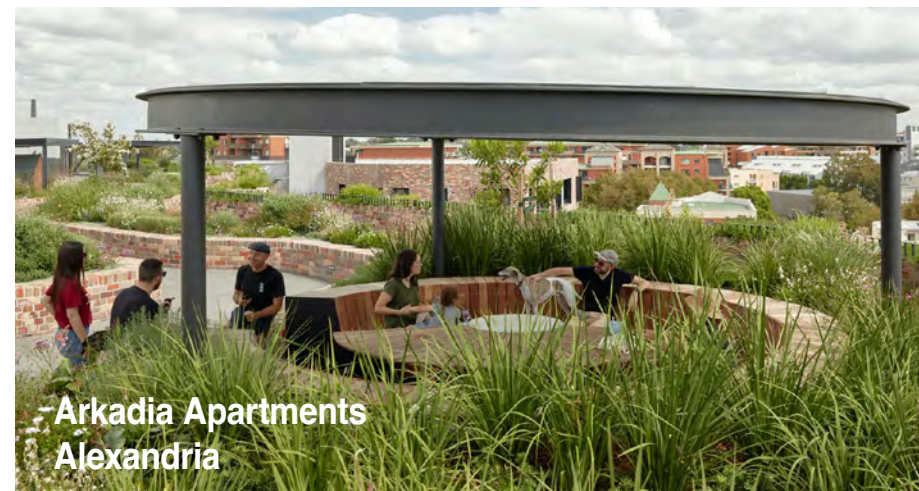
03

Landscape Strategy



03

Landscape Strategy





03

Greenspine Communal Rooms



03

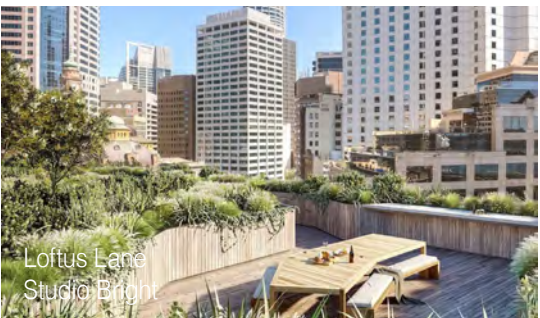
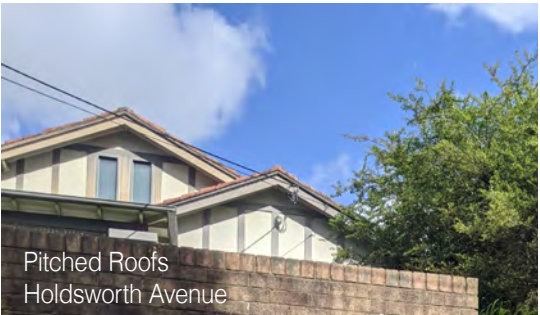
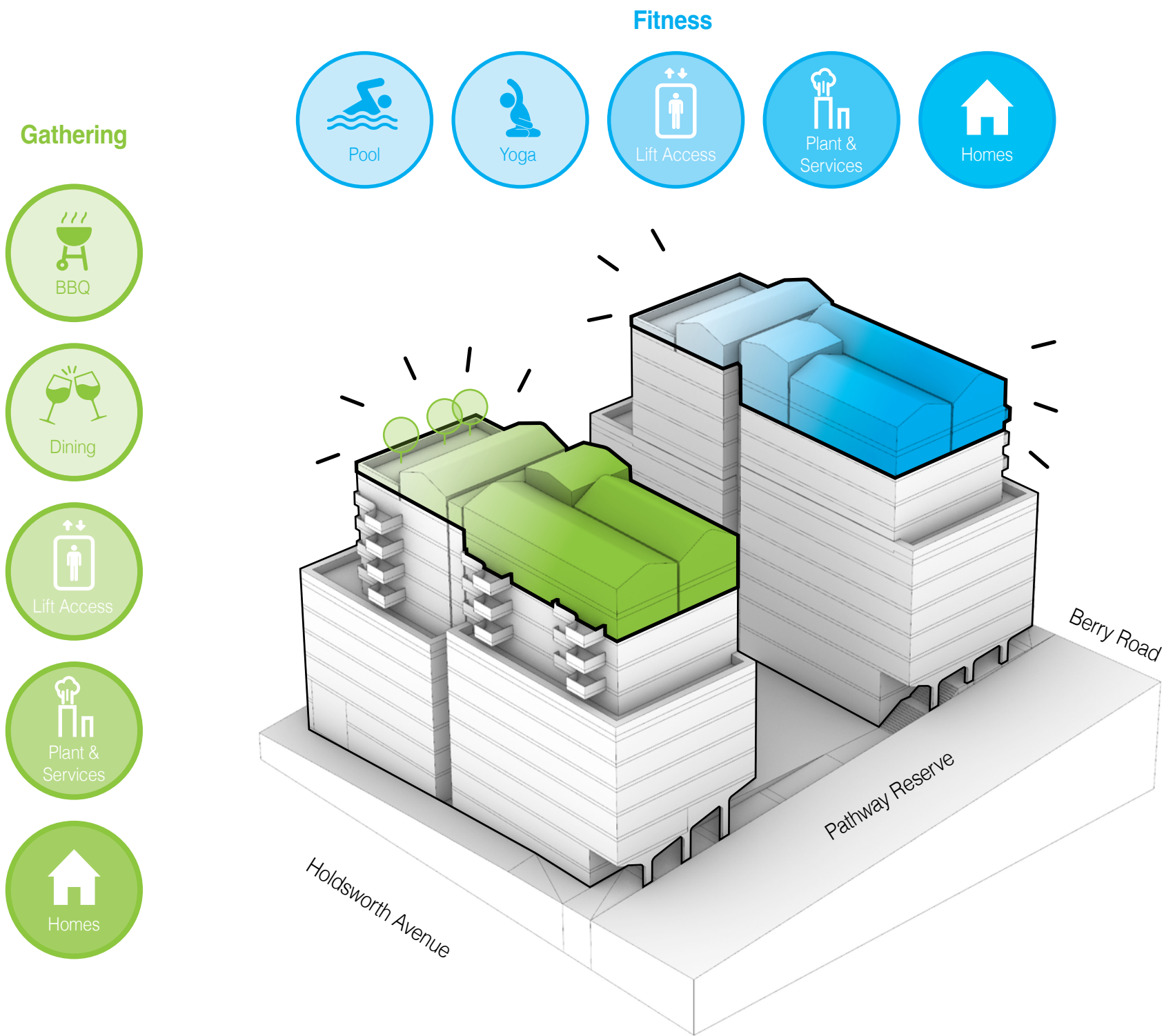
Rooftop Articulation



03

Innovative Design Solution

A considered approach to creating an integrated and cohesive rooftop that becomes the identifying feature of the project...



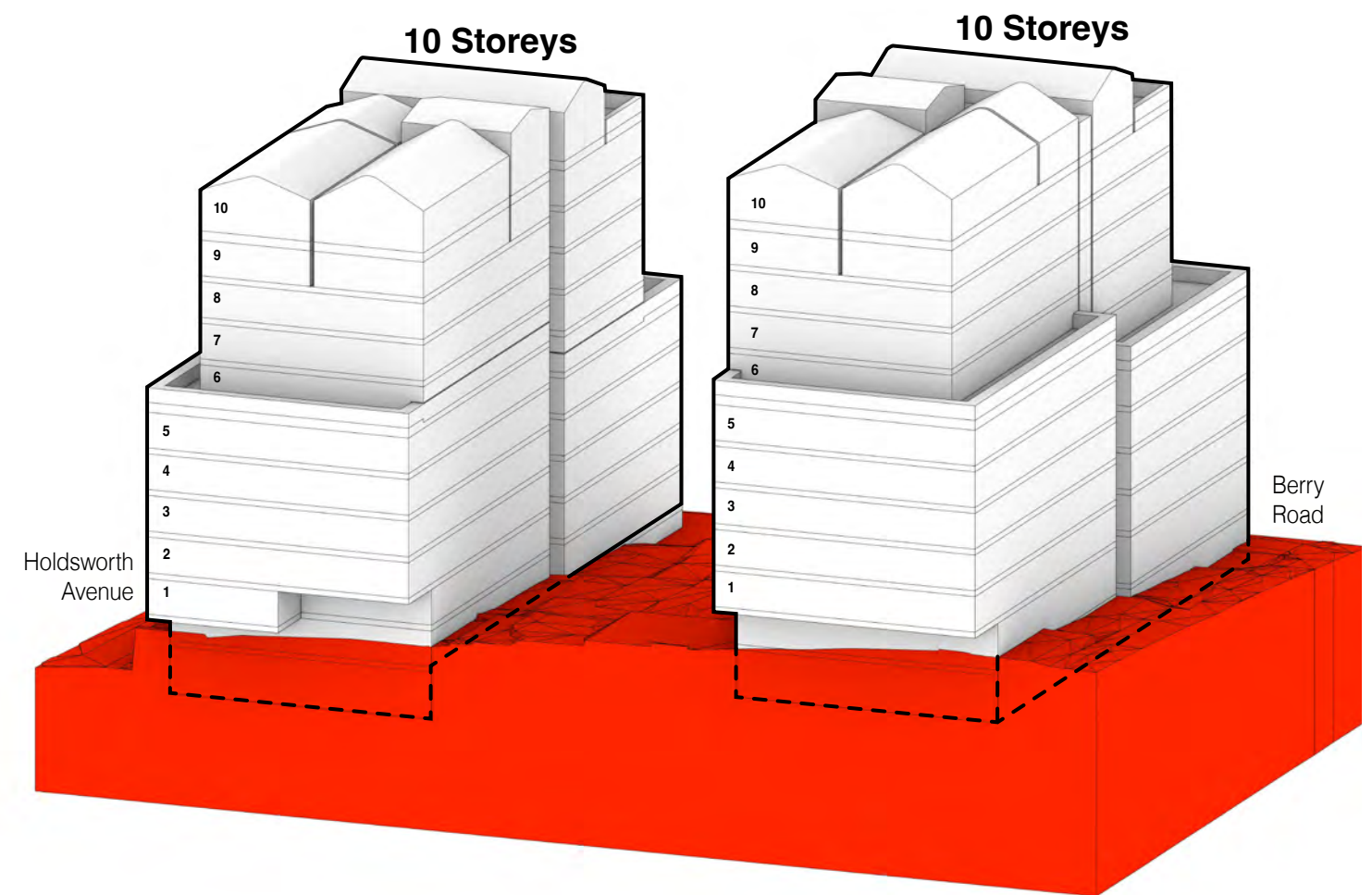
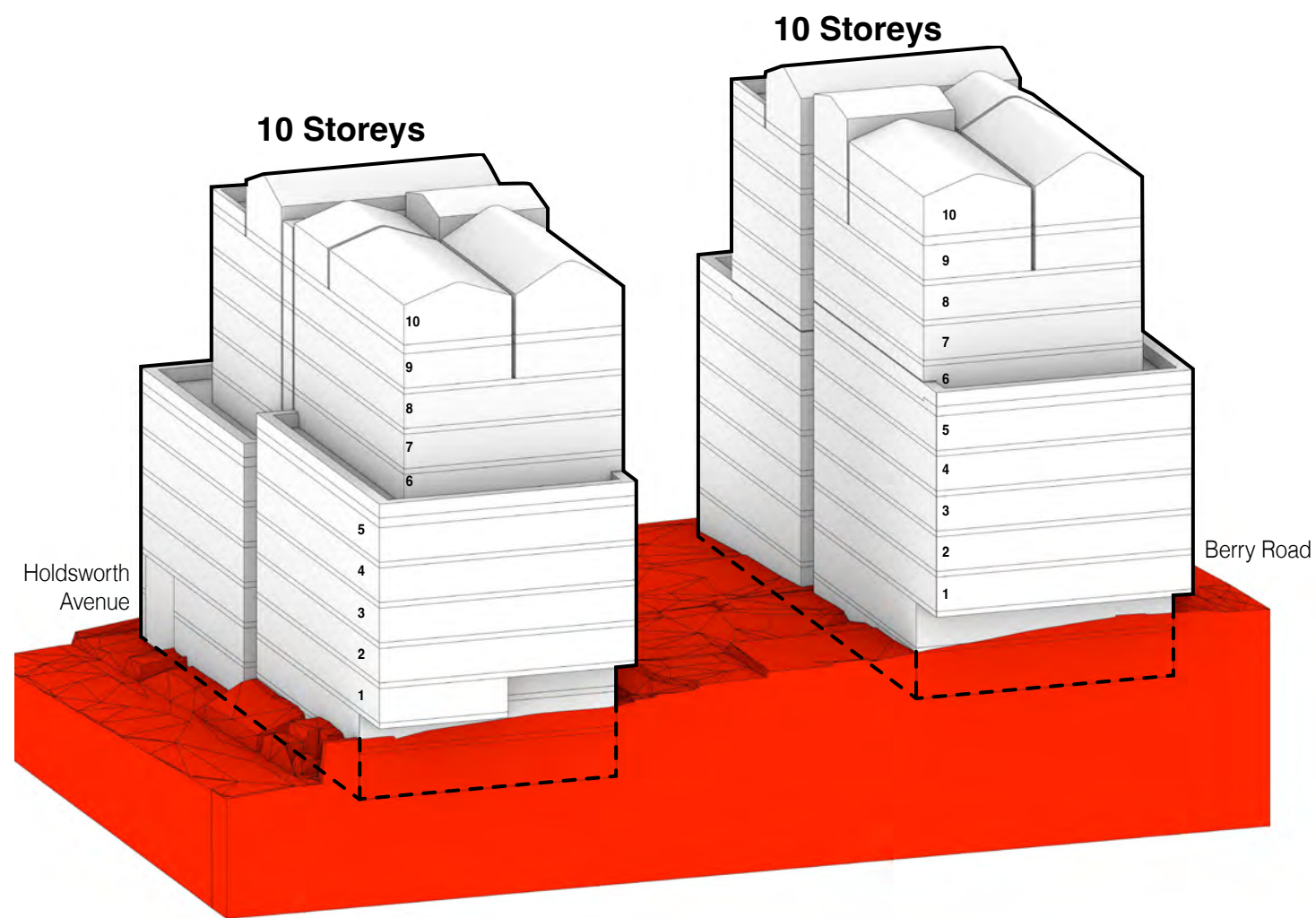
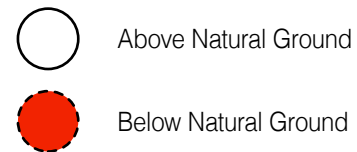




03

Storey Analysis

Part storeys resulting from excavation of steep slopes or semi basement parking will not count as a storey. Lane Cove DCP pg.45

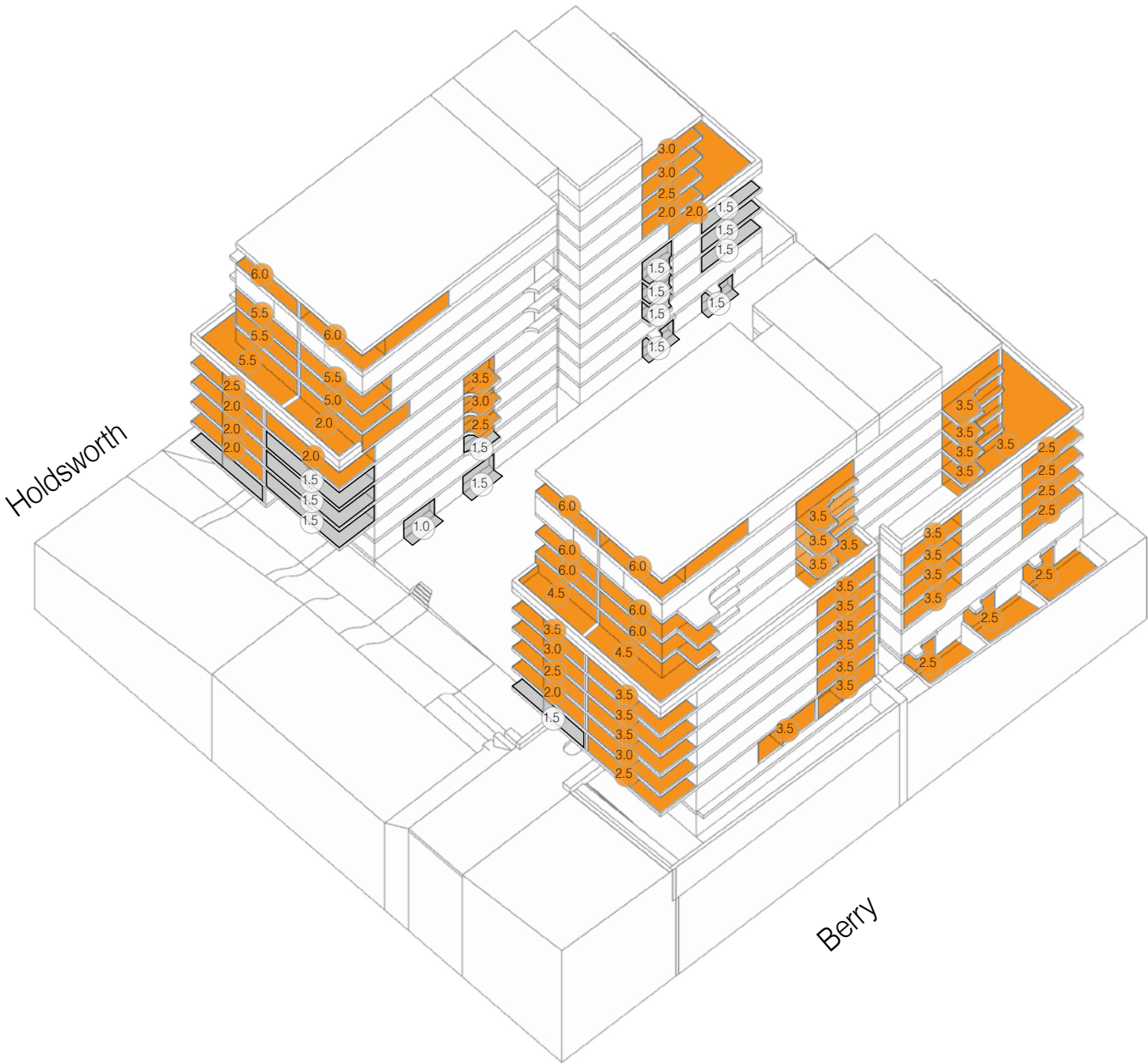
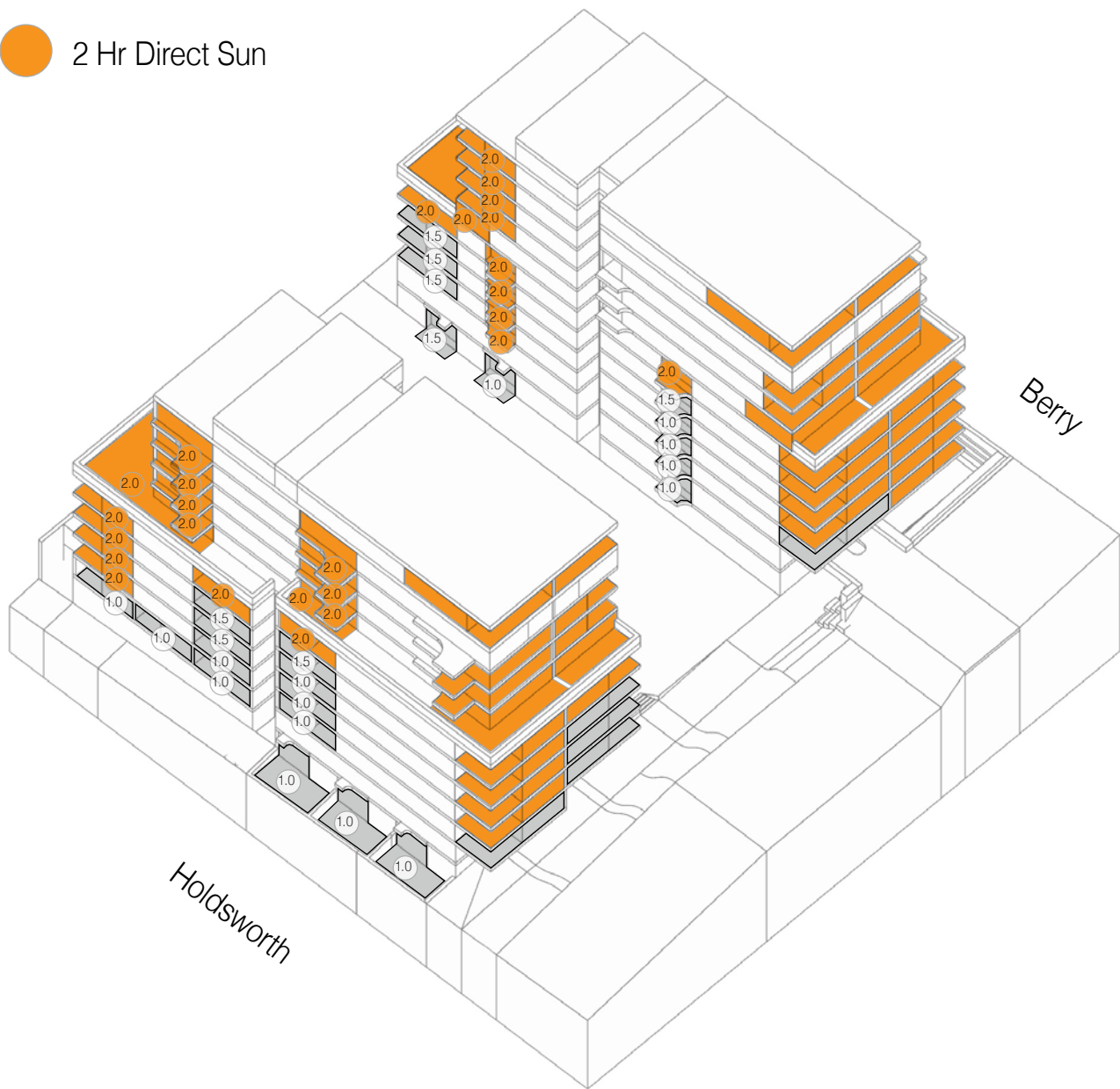




Solar Access - Summary

Total Apartments **x 130**
2 hr Direct Sun **x 91**
No Sun **x 0**
Total Compliance 70 %

- Non Compliant
- 2 Hr Direct Sun

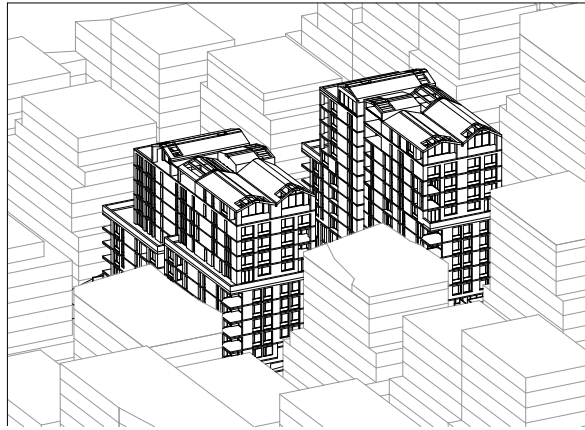


03

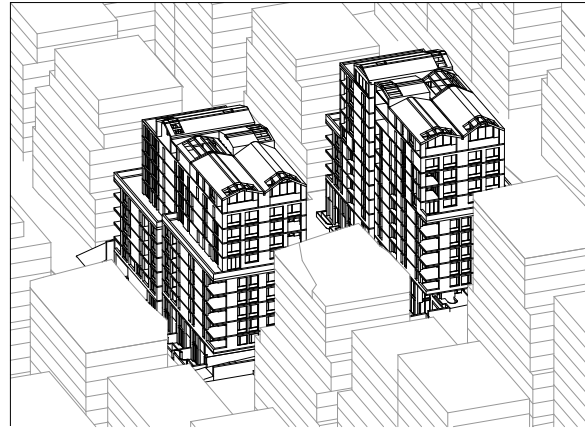
Solar Access - 21st June



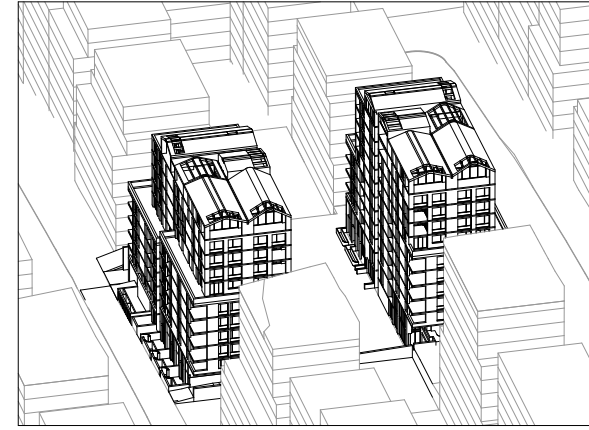
09:00 am



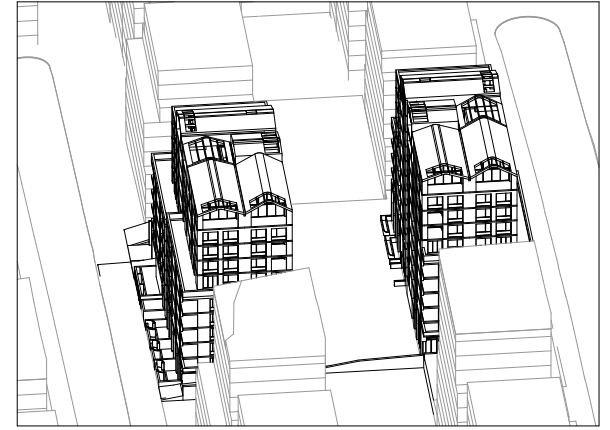
09:30 am



10:00 am



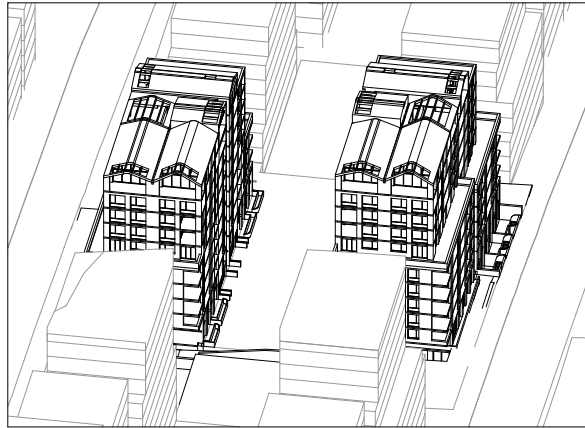
10:30 am



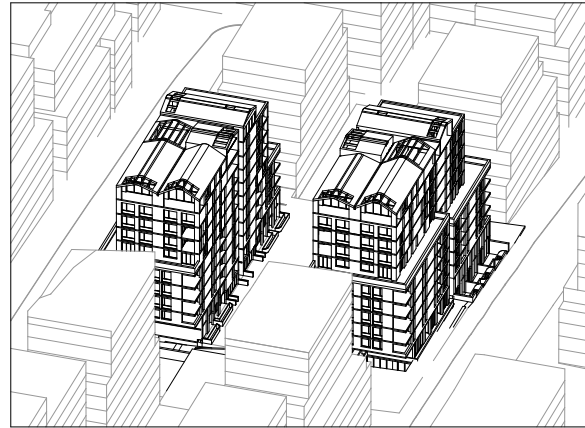
11:00 am



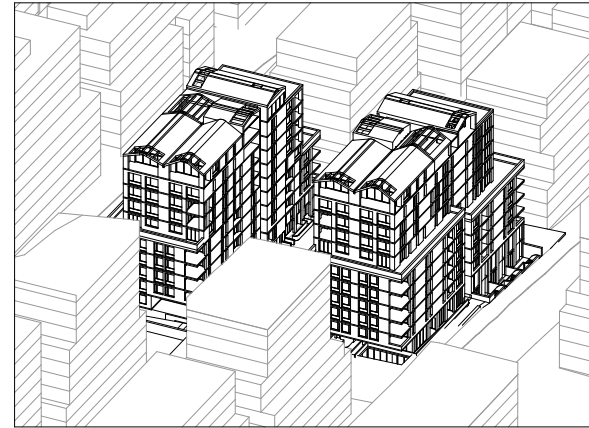
11:30 am



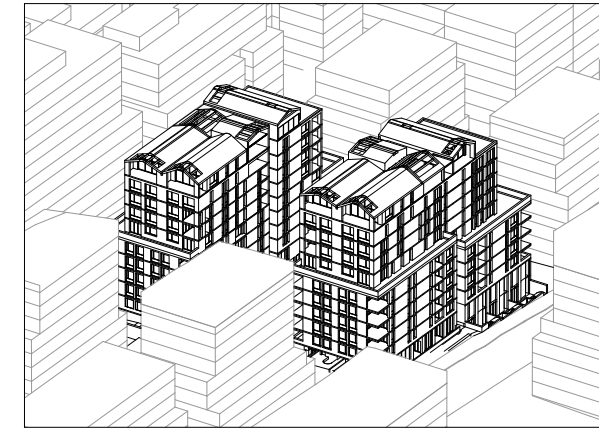
12:00 pm



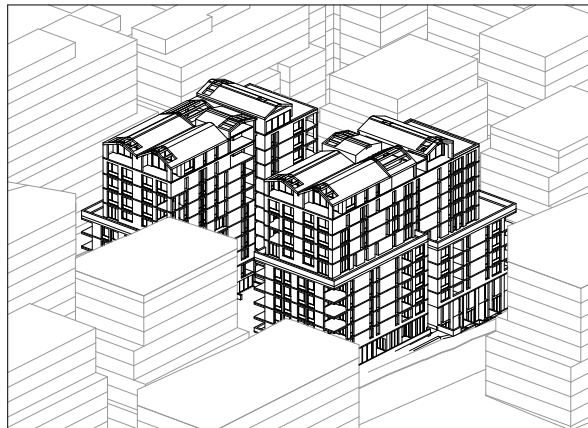
12:30 pm



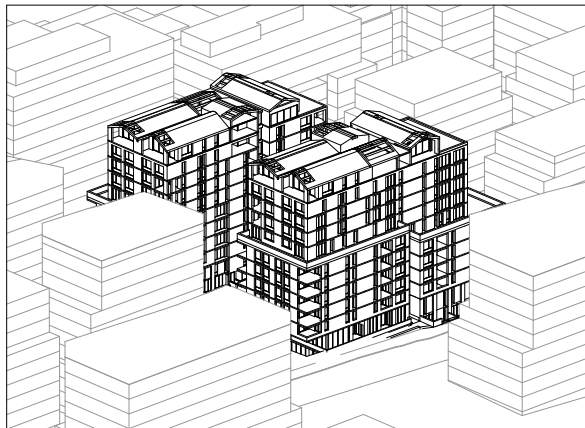
01:00 pm



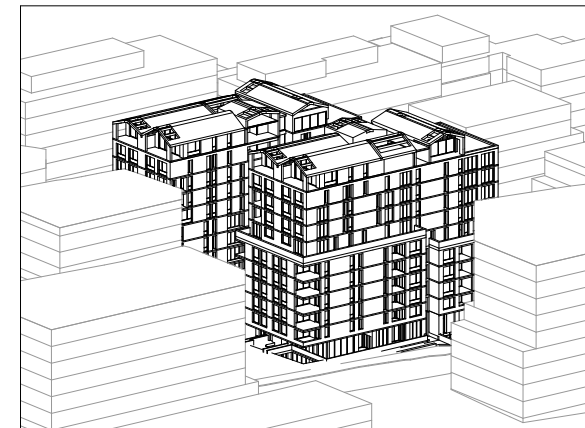
01:30 pm



02:00 pm



02:30 pm



03:00 pm

03

Solar Response

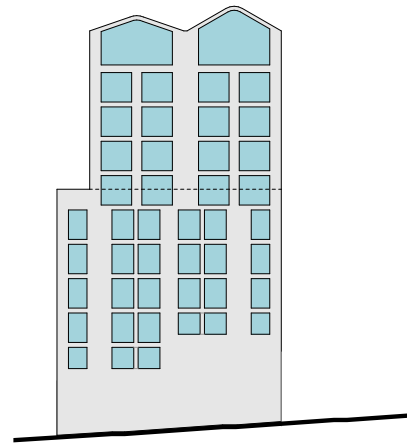


03

Facade Solidity

Holdsworth Opening Ratio

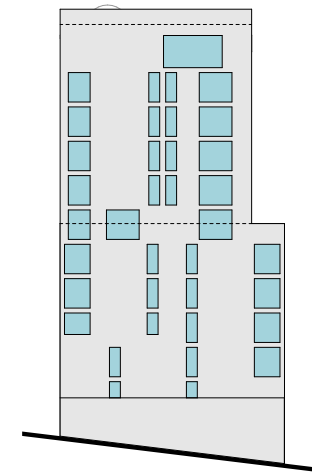
33 %



North **42 %**



East **34 %**



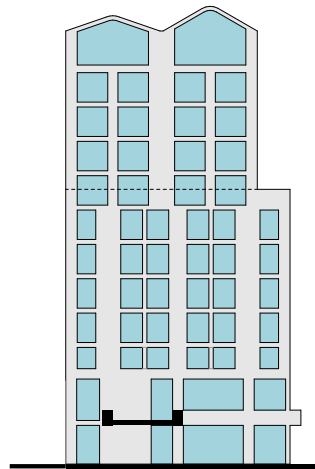
South **23 %**



West **31 %**

Berry Opening Ratio

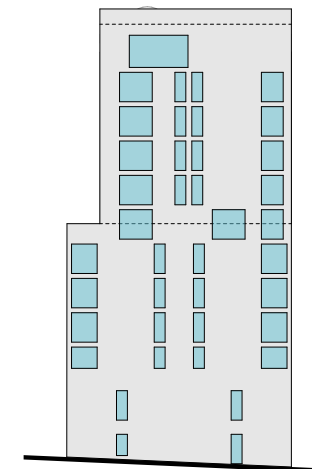
36 %



North **51 %**



East **33 %**

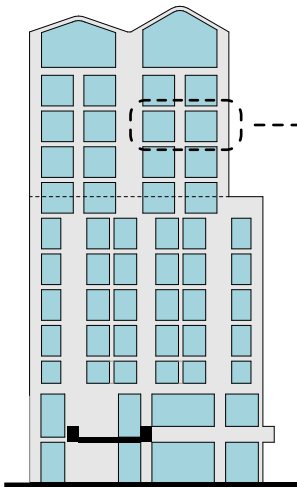


South **24 %**



West **37 %**

Facade Performance Study



Unit B.08.04 (north & west orientation) used for preliminary NatHERS thermal comfort test

Berry Building

Cooling Performance in Summer (mj/m²)

Heating Performance in Winter (mj/m²)

Star Rating

Target Max Allowance

29.5

45.4

5.0



External Shading Device (Fixed)

21.1 (+28%)

13.6 (+70%)

7.3



Double Glazing

23.3 (+21%)

0.9 (+98%)

8.2

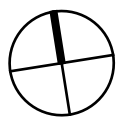
Note: Preliminary facade performance study and calculations provided by integreco. Refer to draft ESD assessment and report May 2022. Double glazed clear glass to be provided where required to meet facade performance compliance.

03

Deep Soil



Deep Soil ADG



Site Area*

5,015m²

Minimum Dimension

6m

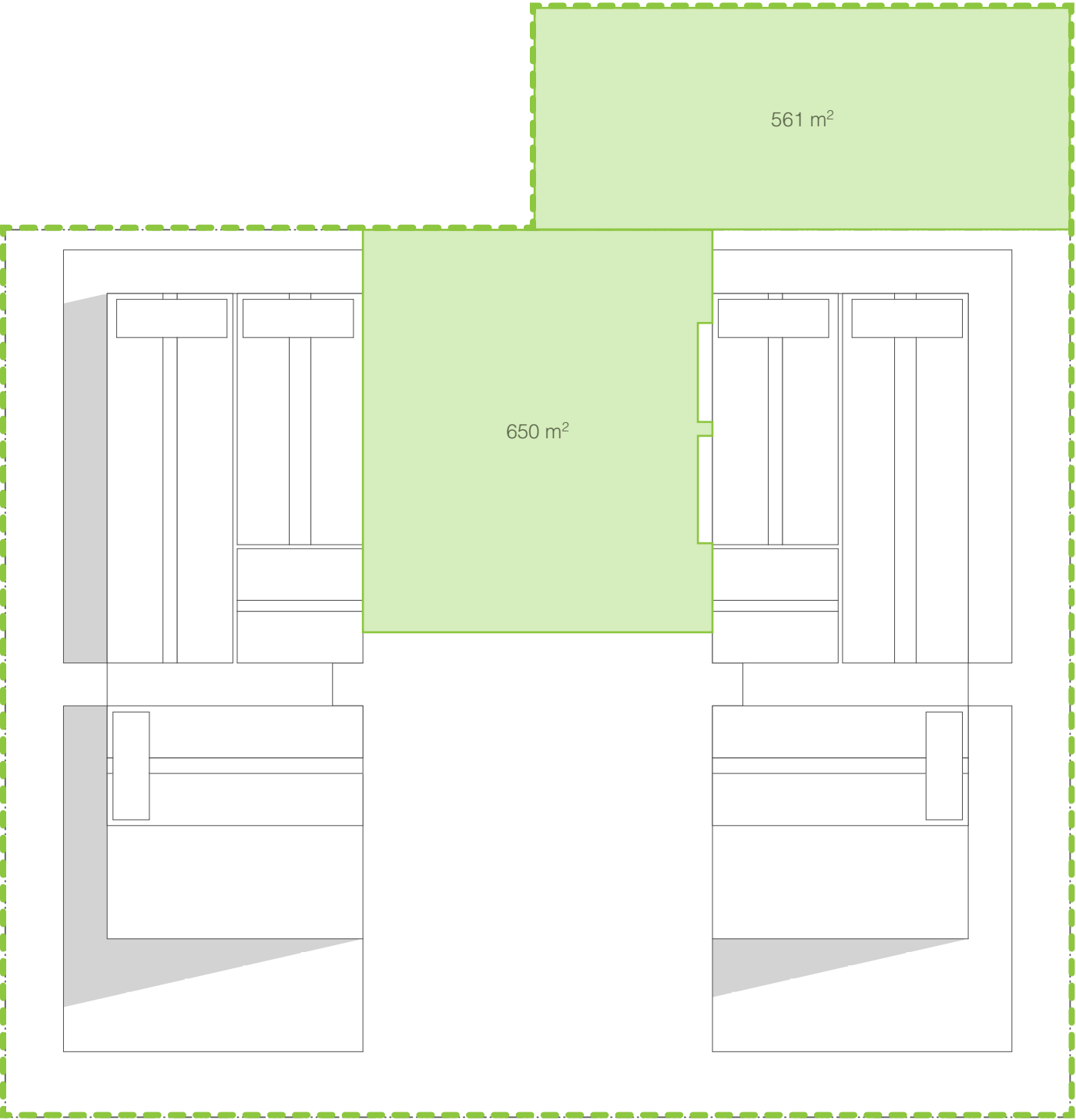
Deep Soil Required

351m² (7% of Site Area)

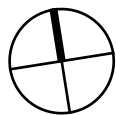
Deep Soil Provided

1,211m² (24% of Site Area)

+ 860m²



* For the purpose of calculating deep soil, the site area includes Lot 10 in DP 7259



Green Spine Area*

1,463m²

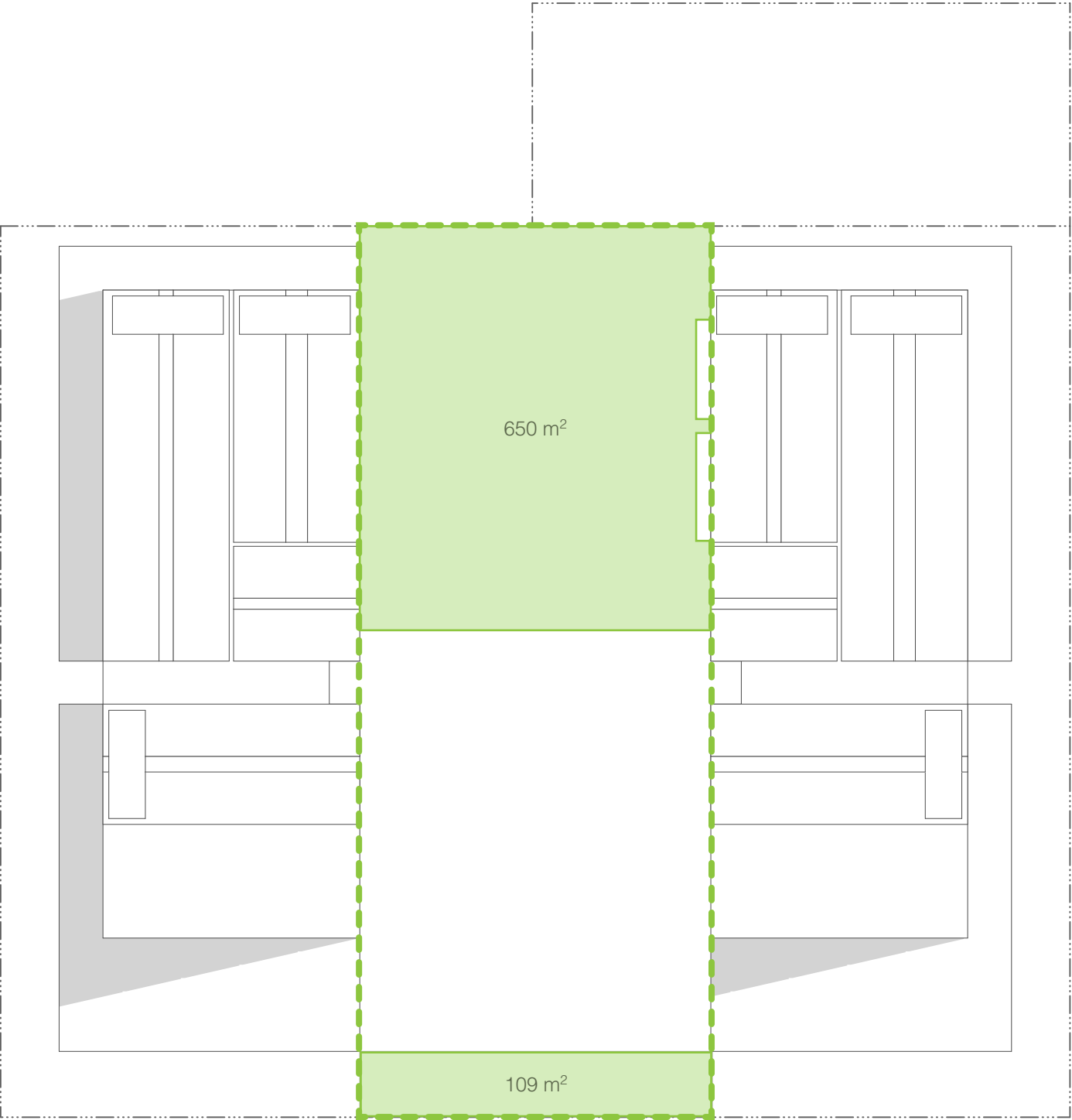
Deep Soil Required

732m² (50% of Green Spine)

Deep Soil Provided

759m² (52% of Site Area)

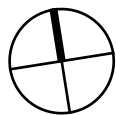
+ 27m²



Green Spine

* For the purpose of calculating deep soil in the Green Spine, the Green Spine area excludes Lot 10 in DP 7259

Deep Soil DCP



Site Area*

5,015m²

Deep Soil Required

1,254m² (25% of Site Area)

Additional Planting Required

752m² (15% of Site Area)

Deep Soil Provided

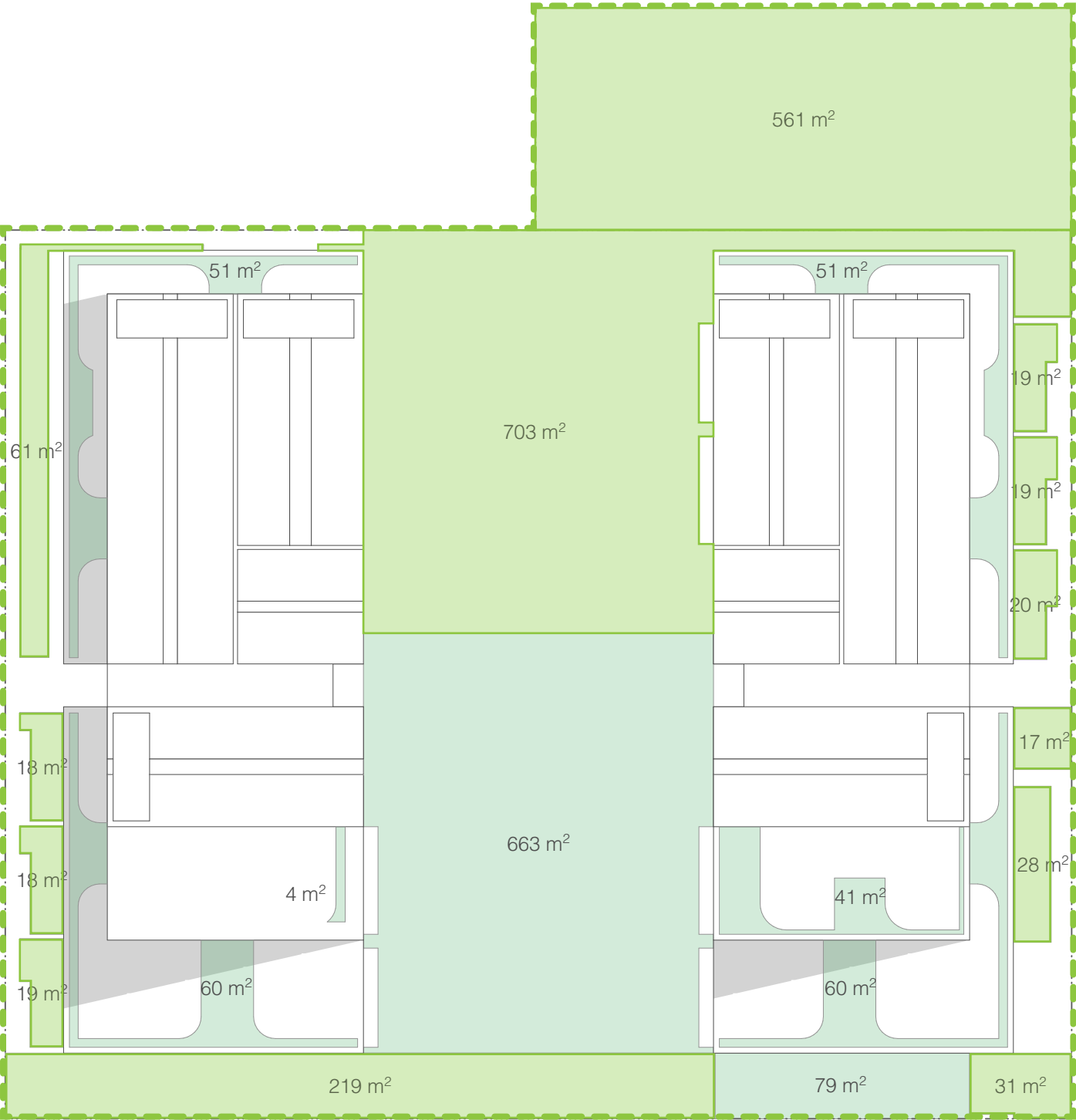
1,733m² (35% of Site Area)

+ 479m²

Additional Planting Provided

1,009m² (20% of Site Area)

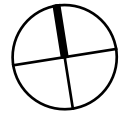
+ 257m²



* For the purpose of calculating deep soil, the site area includes Lot 10 in DP 7259

03

ADG Communal Open Space



Site Area*

4,458m²

Communal Area Required

1,115m² (25% of Site Area)

2hr Sunlight Required

558m² (50% of Communal Area)

Communal Area Provided

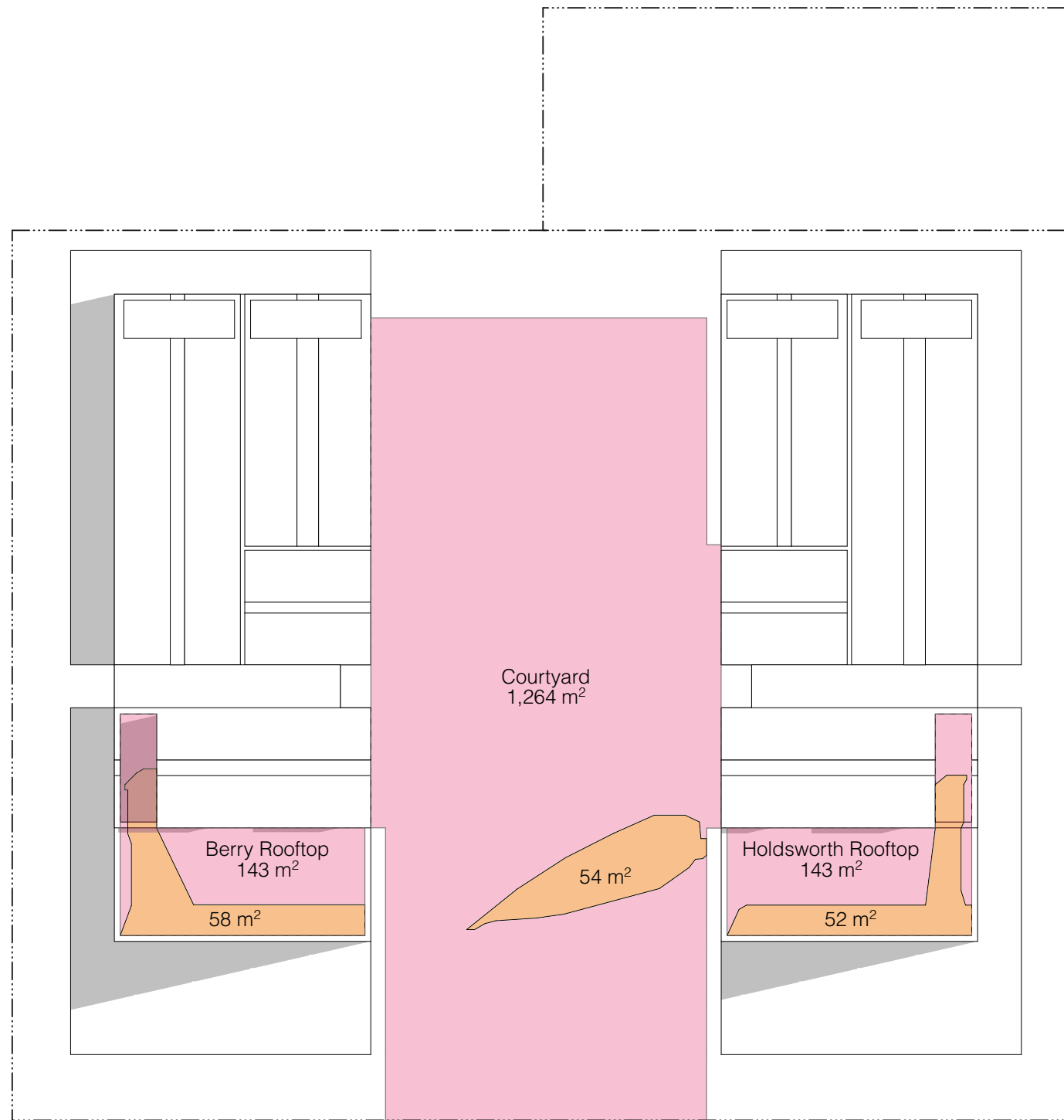
1,550m² (35% of Site Area)

+ 435m²

2hr Sunlight Provided

164m² (15% of Site Area)

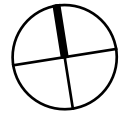
- 394m²



* For the purpose of calculating communal open space, the site area excludes Lot 10 in DP 7259

03

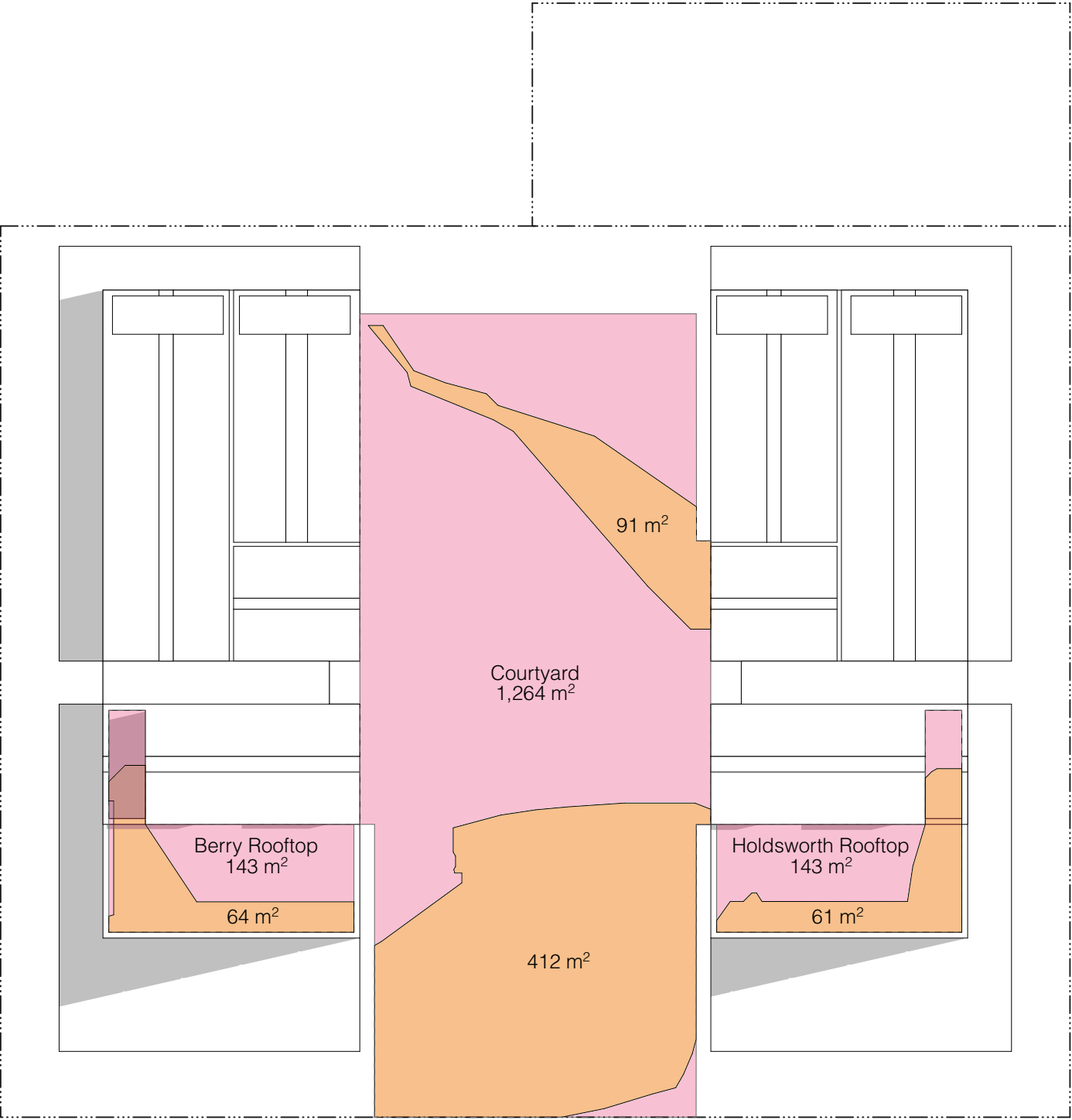
ADG Communal Open Space



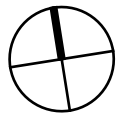
1.5hr Sunlight Provided

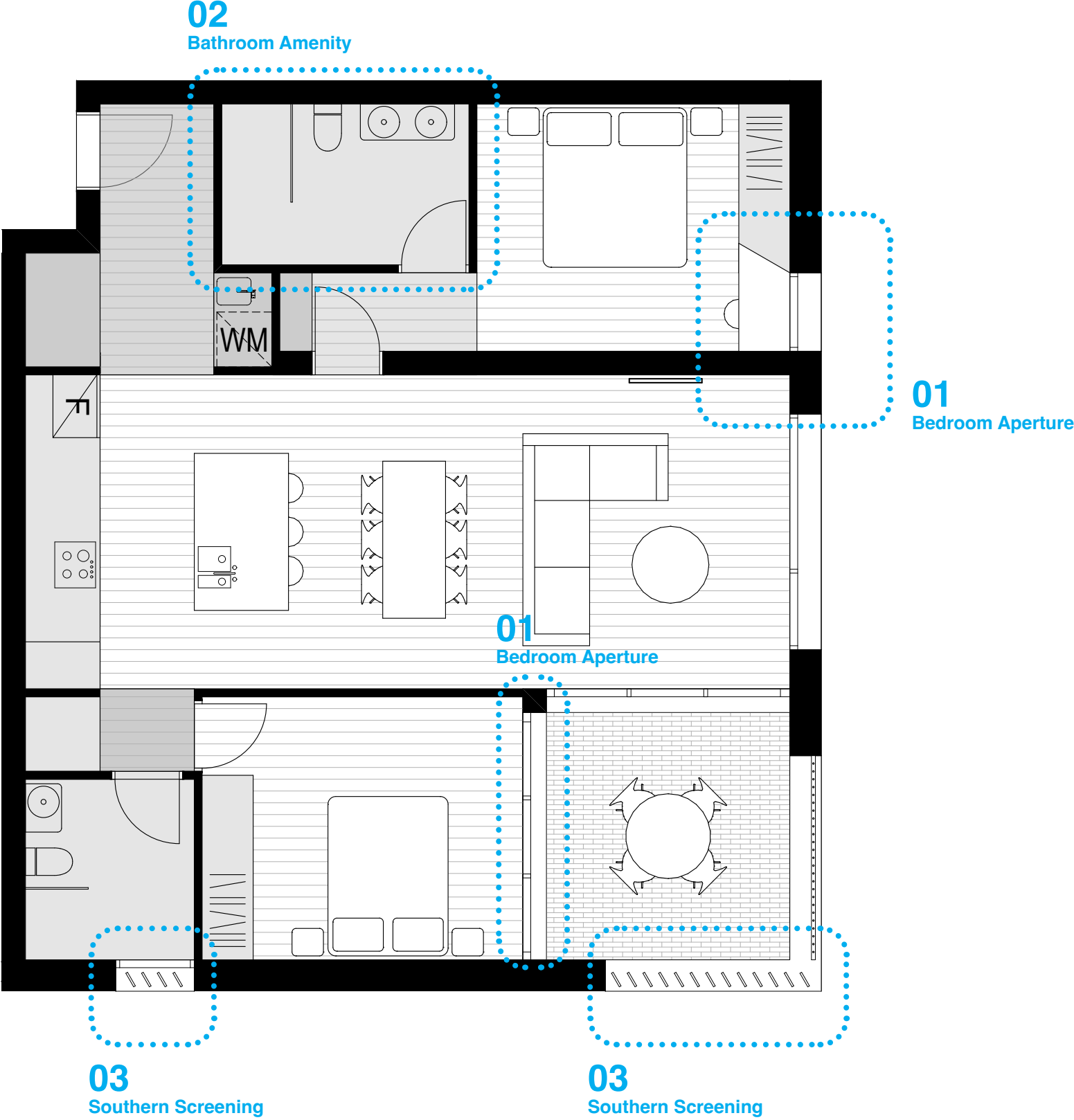
628m² (56% of Site Area)

+ 70m²



* For the purpose of calculating communal open space, the site area excludes Lot 10 in DP 7259





Thank You

