

HERAN BUILDING GROUP PTY LTD

Established since 1952

ABN: 22 010 071 744 ACN: 010 071 744

DESIGNERS, BUILDERS AND DEVELOPERS

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Bay Grand, 2-6 Bay Street, Tweed Heads

Architectural Design Statement – Issue F

12th June 2015

Introduction

The proposed development at 2-6 Bay Street, Tweed Heads has been conceived as an exciting contemporary addition to Tweed town centre embracing the intent and vision of the City Centre DCP.

The background to the revised proposal relates to the submission of three (3) previous architectural schemes. The version now submitted (Version 4) has evolved in consultation with the Department of Planning and is considered to represent a far improved architectural outcome for the Tweed Heads locality.

Following a rigorous process of site & urban design analysis; explorative concept design; extensive consultation between the proponent, Tweed Shire Council, and the Department of Planning, agents and specialist consultants; HBG propose a contemporary response to this key gateway site which will celebrate this important opportunity for Tweed City Centre.

Context

Tweed Heads is the gateway to NSW and the Tweed Shire, straddling the NSW/QLD border, Tweed Heads is located on the Tweed River in north-eastern NSW - and through the controls will expand and renew to ensure a successful future for its demographically ageing population.

The site forms the South-Western edge of the defined Tweed city centre zone on the Bay Street commercial shopping strip, and as such provides an excellent opportunity for an enhanced entry sequence via a new gateway response.

Refer Heran Building Group's site analysis for further description of the key characteristics of the site and surrounds.

The site is detached from the traditional 'shop top' decorative two storey shop units along the main street by Enid Street. The DCP provides opportunities for the future development of these adjacent shop sites into similar high rise buildings, that which will form a coherent, active street wall.

The site, consisting of several lots is amalgamated to realise the full potential of the land in this important location.

Design Philosophy / Approach

A mixed use development is conceived to activate Bay Street and provide a rich mix of residential apartments based around a sun filled North facing landscaped courtyard. Apartment blocks are punctuated and broken down in mass relating directly to the scale of their neighbours and align with the controls set out in the DCP.

The principles of the Residential Flat Design Code have formed a basis for the reinterpretation of previously submitted & approved designs.

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Streetscape

As set out in the DCP, the development is conceived to be of a “*high quality and generally compatible with existing streetscapes*”. From the outset, the decision to employ a distinctly contemporary language was taken to avoid architectural pastiche via the replication of the old. An adaptation of the previous designs prepared & approved by council in Versions 2 & 3 is seen in the current proposal.

Notions of distinct building ‘base’ and ‘upper’ layers are employed therefore reinforcing the human-scale street wall. In keeping with the DCP’s objectives to maintain a continuation of double height retail frontage to Bay Street, the proposal incorporates a dedicated corner of footpath dining at the intersections of Enid & Bay Streets. Activation of the street to Enid street is enabled by strategic placement of resident common areas including gymnasium, function rooms & amenities.

Overall, the proposed architectural language to the street facades is clearly contemporary, employing robust materials such as painted concrete, glass and metal cladding. Timber coloured Aluminium louvres provide an environmental response to Western & Eastern sun control whilst animating the facades that form the distinct podium base.

Corner Opportunity + Response

The fulcrum of the development is the corner response to Enid and Bay Streets. This built element provides a gateway marker to the precinct and celebrates the entry to the town centre. This approach is consistent with the intent of the DCP.

A number of architectural studies were undertaken to ascertain an appropriate form to achieve the desired outcome. It is considered that a positive, well proportioned form, built to the boundary of the site and being the highest commercial element of the development provided the most successful outcome and is therefore proposed.

The DCP prescribed front boundary setbacks of 4-6m effectively detract from a built form’s ability to achieve an appropriate outcome in this instance therefore a variation to the setbacks – and consideration of the previously approved 0m setbacks on all 3 towers is sought.

The primary architectural device for the corner is the use of continuous framed ‘ribbon’ shutters which travels around the street elevations, tying the various architectural blocks together. It is proposed that the ribbon lifts away from the building at the corner revealing a strong 3-storey accent footpath dining corner void & feature columns to celebrate the building entry. It is intended that this element be subtly lit at night to provide a navigable element for Bay Street’s Western edge – the gateway to QLD.

Base / “Street Wall”

The resolution of the Street Wall is based upon guidance within the DCP to provide a legible, correctly scaled building base made from concrete & a strong language of timber coloured aluminium sliding privacy screens to above ground carparking & apartments.

This three storey element addresses all 3 street frontages – Enid, Bay & Thomson Streets and is punctuated on Ground level by several key pedestrian entrances – forming important links to the heavily landscaped resident’s courtyard, the Commercial shopfronts, residential and commercial carparking levels as well as the residential passenger lifts. These secure pedestrian entrances consist of 2 on Enid Street, 1 on Thomson Street and 2 on Bay Street. The largest of which, features a major pedestrian staircase link between Bay Street and the landscaped podium, a considered urban design principle of connectivity between the building's residents and the building's 'activated' street frontage on Bay Street.

Whilst the finality of the shopfront will be to future tenant fit out, the proposal is consistent with the ‘Cantilevered Awning’ approach for the frontage type as set out in the DCP.

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Upper

It is important that the upper portions of the buildings are hierarchically diminutive to the Street Wall + commercial corner element, hence the requirement for a setback under the DCP. Again, a number of architectural studies were undertaken to ascertain the most congruous form to achieve this desired outcome and to test the most appropriate balance of language and location of the building facade.

The DCP prescribes setbacks of 4-6m to Enid, Bay and Thomson Streets, that which effectively detract from a built form's ability to achieve an appropriate relationship between the various building elements. Therefore a variation to the required setbacks in this location is sought - it was determined that 0m tower setbacks be maintained as per the previous approved designs by BDA Architects DA 43-3-2005 MOD 1 (approved November 2009) + Heran Building Group DA 43-3-2005 MOD 2 (approved August 2011).

It is proposed that the upper portion of the building be 'lighter' than the base in terms of material, colour and solidity – in keeping with previous designs submitted and approved by council. Horizontal floor slabs are emphasised and lightweight glazed balconies are inset into the form, further breaking down the mass.

Height

The site is defined under the LEP as a 'Mixed Use Development Site' - Zoned B3 Commercial Core and R3 Medium Density Residential. A maximum building height of RL 49.5m + 10% bonus applies across the site, however previous approved heights of buildings involve building heights of RL 36.40 Stage 1, RL 52.60 Stage 2 and RL 56.450 Stage 3 (excluding plant) That is, 1 x 9 storey tower + 1 x 15 storey tower + 1 x 16 storey tower and a total of 202 apartments.

The current proposal involves a slight reduction in units to a total of 196 apartments, but keeping the approved heights unchanged. The largest tower of 16 storeys sits high on the hill at the intersection of Thomson & Bay Streets - this height was and always is considered appropriate in this location as it helps to reinforce the legibility of the entry / 'bookend' character of the site.

Entrances

Five pedestrian entrances to the residential component of the building are proposed..

The primary access point to the landscaped residential courtyard is from Bay Street at the mid-point of the site (forming part of Stage 3 works). Each access point is further signified by the use of carefully placed street trees. Architecturally, the proposed major pedestrian link & building entrance between Bay Street and the residents landscaped podium, has been designed to embrace strong urban design principles of connectivity between the building's residents and the building's 'activated' street frontage & commercial tenancies. Landscaped elements 'spill' down from the heavily planted podium onto the streetscape, visually connecting the public spaces with the private, and furthermore referencing the intended streetscape planting scheme proposed by Council in their future upgrades to the Bay Street streetscape.

It should be noted that all proposed entrance points are security controlled and lit after daylight hours for safety. Each entrance is identifiable via the employment of the same accent colour as the corner ribbon, lighting, signage & cantilevered awnings in accordance with council's controls.

The entrance for vehicles is separated from the pedestrian entrances and is located of Enid Street, - a secondary street. This arrangement is consistent with the DCP objectives. All parking is contained within secure basements across 3 levels.

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Courtyard

As a meaningful counterpoint to the busy urban streetscape, a 'soft centre' is formed via a sensitively landscaped courtyard. This communal space and the surrounding built form has been carefully oriented to ensure the best possible solar access and amenity levels for residents & neighbouring buildings on Thomson Street alike. The space provides high levels of daylight penetration and is considerably designed to afford privacy to all residents.

Privacy + Amenity

Along the Street facades, apartments to Levels 2 + 3 employ feature sliding screening to mitigate acoustic interference and provide visual privacy from the street. Units with an aspect to Enid Street will also have 'partly solid' style balconies. Balconies have been sized in accordance with DCP requirements.

Throughout the development, much consideration has been afforded to provide acceptable amenity between apartments generally and to adjacent or neighbouring properties. DCP Side setbacks to adjacent residential use have been rigorously employed.

It is proposed that every balcony to each street aspect has a partly solid or obscured portion to afford privacy and provide screening should a future occupier require AC plant.

Common Accessible rooftop landscaped courtyards are proposed where building form steps back in response to the DCP's requirements for privacy separation distances. This occurs at Level 10 (Stages 2 & 3).

Summary

The proposal intends to add to the locality's strong 'sense of place' by providing a new benchmark for urban development consistent with the intent and vision of the Tweed City Planning Controls.