TELOPEA DESIGN REPORT

FOR DEVELOPMENT APPLICATION _ REV D

28/03/2022

CONTENTS

Project:
Telopea Stage 1A
Sturt Street NSW Telopea

Client: Frasers Australia

Architecture: Plus Architecture
Rido Pin (11286) _ Director
Amit Julka (10002) _ Director

INTRODUCTION

Introduction

This design statement supports the proposed residential development of 5 buildings at Stage 1A as part of the overall concept approval lodged as State Significant Development (SSD). The detailed proposal for Stage 1A is consistent with the objectives established for the overall concept approval which aims to do the following:

Establish a well-connected public domain, supported by a new link road and permeable urban fabricwhich breaks down the perceived building mass creating a strong sense of openness and connection to the existing natural landscape.To create range of built form which respect the character of Telopea by maintaining most of the significant trees.

Establish building expression which clearly responds to the human scale and manages the topography changes throughout the site.
Create a dynamic sequence of spaces defined by both the existing trees, the built form and level changes to create a place which is connected and promotes interaction within the community.

Create a variety of architectural expression based on material and textures reflecting the character of Telopea and it's unique Blue Gum forest. Well-crafted buildings of various scale and form which sits within the overall masterplan to create a variety of architectural expression and experience.

Create an environment and public amenity which can sustain increased density of living.

Through a process of careful consideration of these objectives, the design team has come to an outcome that is a well-balanced design solution in which both built form and the natural setting of Telopea are in harmony. The clusters of important existing trees on the site naturally define a hierarchy and sequence of space and mark the public link adjacent the new road through the heart of the site supporting a generous public park. The proposed buildings frame these spaces and allow the residents to engage with these carefully curated landscaped spaces blending existing with new. The proposal takes into consideration of current and future context and plays a role in the transition of building scale across the precinct.

This report has been prepared by Plus Architecture for Affinity Consortium.

Kind regards,

Rido Pin
NSW Reg. 11286
Director, Plus Architecture

DESIGN PROCESS

00 DESIGN STATEMENT

DESIGN STATEMENT

Telopea Masterplan
Stage 1A Telopea

Context

Sitting within the Central River City, Telopea supports Greater Parramatta as the central core of the area and geographic centre of Sydney. Greater Parramatta's economy consists of world-class health, education and research institutions as well as finance, business services and administration. The area's population is set to increase 40% from 1.2 million to 1.7 million people over a 20-year period transforming areas of formerly suburban context into more urban environments.

Telopea is located within the Parramatta Local Government Area (LGA). It is approximately 4km north-east of the Parramatta Central Business District (CBD), 6km south-west of Macquarie Park Strategic Centre, and 23km from Sydney CBD. The area also currently accommodates a range of existing community facilities including the Dundas Community Centre, Dundas Branch Library, Community Health Centre, Hope Connect church, and Telopea Christian Centre. The immediate surrounds comprise predominantly residential properties within an established landscape setting. The broader Precinct contains the Telopea Public School, neighbourhood centre known as the Waratah Shops, and two large Council parks known as Sturt Park and Acacia Park.

Stage 1A

The Site is located south from the proposed light rail stop which will connect Telopea with Parramatta. Stage 1A is located at the northern end of Sturt Street and creates a connection to the light rail stop framing the future core area of the masterplan at the southern end. The site includes the proposed light rail plaza area located between Sturt Street and the light rail which will establish the arrival at Telopea. The overall stage 1A site is 20,594 m2 and will allow for 39,930m2 of developable area. The site has a height control of 28m allowing for approx. 9 storey buildings. The current site consists of 3 storey buildings set within the existing natural landscape defined by trees and steep topography.The future context will allow for up to 22 storey buildings to the north of the site and 7 storey buildings to the south of the site, changing Telopea into a vibrant, high density built environment while maintaining the natural character.

Through a carefully considered Urban Design response, the proposal consists of 5 individual buildings which as a collective establishes a height transition to transition from a smaller scale to the south to the much taller scale in the future core area of Telopea. The proposal challenges the height limit to establish this transition, but creates a generous public park at the heart of the precinct and proposes to develop below the allowable GFA.

Character, Topography and trees

Telopea has a unique character which is established through the steep topography combined with a landscaped setting defined by the existing Blue Gum Tree forest and various other existing trees. The lush tree canopies and clusters of trees create a counterpoint to the current buildings which are set freely within this landscape setting. The proposed Stage 1A proposal seeks to maintain this character and ensure the trees and topographic level changes drive the outcome of the new urban proposal.

Scale

Stage 1A is part of the overall Telopea Masterplan and located immediately south of the future town centre. The design strategy proposes increased density supported by the improved public transport connectivity of the light rail. The proposal ensures that the planning framework is aligned with anticipated growth and meets the needs of the local community. The Stage 1A proposal is consistent with the intent of the overall masterplan concept and public domain strategy which includes providing public amenity and connectivity within the Stage 1A urban design proposal, this approach will enhance the experience of the overall Town Centre.

The Stage 1A development will sit immediately south of the Core area and future town centre. The core is the central part of the overall masterplan and is defined by public open space and podium and tower configurations up to 22 storeys creating a clear marker for Telopea. The buildings proposed as part of Stage 1A play a role in creating a transition from the Core future height to both the existing and future scale of adjacent sites immediately south from Stage 1A. The current built context adjoining the site consists of apartment blocks and residential dwellings which range from 1 to 4 storeys. The future scale will see 7 storey buildings emerge within a 21 m height limit. The Stage 1A proposal seeks to develop 5 to 14 storey buildings which will transition in scale from noth to south. This strategy of placing the scale towards the north of the site mitigates any adverse overshadowing to the southern surrounding context. To ensure sufficient open space is created to allow the existing trees and public open space to be created, an additional 5 storeys over the 28m height limit is proposed for the northern building within the proposal. Other buildings have minor breaches within the 10% margin. This flexibility of height will help further transition the scale of the buildings towards the taller tower compositions to the north within the core. The proposed buildings are varied and have a clearly defined base with the middle and top in varying expression which will assist in establishing a proportional response to both current and future conditions.

The 2-4 storey expressed base podium responds to the pedestrian movement and human scale. This scale is sympathetic to the existing Telopea context. The strong textural and material character will ground the buildings and will guide the public through the public pedestrian link and the new proposed road through the heart of the proposal.

The various architectural language that makes up the forms over the shared base will establish the bulk of the building, providing the scale transition between the future southern scale and the future northern towers. The mass of the buildings is in parts further reduced with the use of recessed top levels and contrasting materiality. This will assist in eroding the scale of the building and create a variety in the expression of the overall building composition.

Built form

The proposed building form and positioning within the site is based on a range of key design drivers which forms part of the general masterplan strategy.The building footprint carefully considers the location of the tree protection zones of the existing trees on the site as well as clusters of significant trees which collectively establish the character both within the site as well as providing character to the edges of the site in relation to the existing context. The proposed building footprints are divided to allow for the retention and expansion of the already existing public pedestrian link which runs through the centre of the site connecting the southern community to the light rail plaza and station at the north.

The proportions of various building forms establishes a series of zones which clearly frame the public and communal spaces created. The proposed road aligns with the existing surroundingroad network and establishes a clear relationship to the future build form to the north of Sturt Street. The length of the built form and articulation create a well-balanced composition which moves through the existing landscape and naturally defines each external open space. The various buildings are varied in their scale and form to create a natural variety of building typologies, through core configurations, form and architectural language.

Density

Density refers to a building's floor space (or dwelling numbers) relative to the site. Appropriate densities respond to the context, environmental qualities and the availability of infrastructure, including social/community infrastructure and public transport. The Stage 1A proposal challenges the allowable height to create a considered scale transition to the future scale to the north. The established yield and GFA is below the maximum area which could have been approved on the site. The yield and the GFA is the outcome of a carefully considered urban design analysis to create a urban fit for this site which includes considerations of generous public open space and a new road network. The overall strategy in its height, density and building form carefully considers the role in defining the Telopea Community. The Site's proximity to transport infrastructure, local service and retail offerings provide a compelling opportunity for high-density residential redevelopment at this site.

The proposal can provide well-considered residential accommodation, surrounded by good amenity catering for both individual and families. Transit oriented developments are defined as highly walkable, higher density precincts centred around a transit hub. These precincts are the preferred model for both infill and new development strategies in Australia, due to their ability to achieve wider sustainability and economic benefits when compared to their suburban counterparts. The proposal provides a good balance between landscaped open spaces and built area ensuring sufficient public open space and amenity is created for the proposed community. Clearly defined communal spaces at both the ground plane as well as at the various communal rooftop areas create a variety of spaces for the community and have good solar access and amenity. The proposal will complement the dynamic character of this place defined by the town centre just north from Stage 1A which will become a dynamic and vibrant place for Telopea.

Resource, energy and water efficiency

Environmental sustainability is more important than ever as we increase density and impact our environment. We put a focus on developing buildings which are sensitive to social, economic and environmental factors. Our approach to ESD aims to create an environment which is healthy, comfortable, social and sustainable. The ESD Strategy has informed the project's design concept and sustainability ambitions. As the global focus aims at the sustainable world and health our projects need to more than ever consider and promote essential aspects of providing a healthy and productive lifestyle, in which a community can be inspired, share and have fun. The building design and urban design infrastructure for the project embed the principles of sustainability. Given the effect to the global, state and local policy relating to amenity, climate change and biodiversity, the design is aligned with the sustainability guide lines and as outlined with the Green Star design rating.

Key design drivers are:

a. Health & Wellbeing
b. Social environment and inclusion
c. Passive design principles & thermal comfort
d. Energy
e. Water

a. Health & Wellbeing

The proposal integrates the proposed uses with a carefully configured public realm, providing generous public open space and linkages as well as communal open spaces dedicated to the future residential community. These spaces will create activation to promote a healthy and dynamic urban lifestyle. The site is well connected to the public transport, both future bus stop and light rail and enhanced amenity is offered through its close and level access to the Telopea town centre. The overall building composition and orientation ensures that the majority of the apartments receive good solar access and visual aspect engaging with landscaped areas which celebrate the existing trees and landscape character of the site.

b. Social Environment and Inclusion

The proposal promotes the concept of inclusion and social gathering. Human connectivity, communication and shared experience is a key aspect of learning and creating community. The ground plane, a clear link road proving access to each lobby and the shared public open space and permeability of the site will encourage natural engagement between people. The visual connectivity between the spaces will create a sense of awareness and natural engagement between both the residents of each building and the wider community. The lobbies which are accessed from the new road running through the heart of the development will allow the overall community to engage with one another on their way to and from the public transport. All building lobbies will have clear street address to allow ease of access for the residents.

The light rail plaza, neighbourhood park and communal gardens collectively create a network of spaces promoting a variety of uses which collectively will contribute to the beating heart of the wider community at Telopea. The communal gardens and rooftop garden provides for a variety of programmed uses which includes seating configurations, BBQ areas, gathering spaces and spaces for exercise, but also spaces to meditate and relax while appreciating good solar access and views.

c. Passive Design & Thermal Comfort

Passive design strategies are fundamental to a sustainable building design. Apartment units and the proposed façade type need to consider both the visual amenity and transparency while ensuring shading and thermal comfort. The proposed building form and proposed core locations ensure that the required solar access and cross ventilation to the apartments is achieved. The proposal includes a broad variety of façade types across the buildings which respond to various orientation, conditions, aspect, privacy requirements, required shading and solar requirements. Insulated walls and exposed thermal mass will together keep the apartments at stable internal temperature, while operable windows will enable cross ventilation passive cooling. The careful consideration of the proposed built form and urban framing of external areas, landscaped areas and balconies ensure that these spaces are usable and comfortable. External operable screening to key areas assists with this.

The balance between sun, shade, and protection from rain, wind and noise ensure the proposed apartments and balcony areas will be comfortable spaces for the residents living there. Landscape and planting at the ground level apartments will play a key role in further enhancing these principles and ensure the relationship between private and public space is considered.

d. Energy

An energy efficient building should consider ways to reduce the need for energy as a starting point. A key consideration in this is the façade design which controls the further need to deal with cooling, heating, light and air. The façade should be responsive to the uses and the needs of its occupants. The facade is designed to control solar access and provide a comfortable internal environment. Window areas are designed to minimise solar gain while maintaining views to the external environment and daylight. Naturally ventilated rooms, corridors and communal areas using cross ventilation will reduce need for AC. Motion sensors and management software can further reduce wasted energy uses for both air-conditioning and lighting. The development includes the potential to generate, store, and use power by including PV panels on the roof of the buildings occupying over 50% of the roof space. These are to be used in the car park for vehicle charging stations for shared car systems as well as to power the lighting within the public domain and communal and common spaces.

The development will endeavour to achieve a high level of sustainability through the provision of future Electric Vehicle infrastructure with EV charging stations; "GoGet" car sharing facilities; and allowance for end of trip facilities for residents.

Systems and monitoring play and active role in measuring the performance of buildings. Lower energy consumption offers benefits beyond the obvious reduction in operational cost, and present environmental benefits across several areas. The easiest way to reduce energy consumption is to use less. Intelligent BMS (Building Management Systems) will measure, manage and reduce a building's operational energy use. The building also implements passive design features in order to minimize the energy consumed by heating and cooling systems as well as the dependency on artificial lighting.

e. Water

Water is essential to life and its security is of the essence. Water sensitive design will be a key consideration to the design of the roof areas and public realm landscape, that requires substantial amounts of grey water for irrigation. Careful consideration of how to reuse water across the development will provide efficiencies combined with careful plant selection throughout the development. The project will use water-smart strategies to reduce potable water consumption through efficient fixtures.

The project considers responsible use of water by utilizing the following in their facilities. The development aims to minimise potable water consumption through efficient fixtures and fittings as well as reduction in landscape irrigation. Planting on the rooftop areas and podium levels will be drought resistant and will be coordinated with the landscape architect's specifications of planting.

Fire protection testing water is recycled into the system to avoid wastage.

Management

The effective management of building operations and the communal spaces is a key aspect of sustainable performance. This includes the provision of systems information to the residents, the ongoing monitoring of energy and water use, and the implementation of green cleaning policies and practices. In addition, the opportunity to actively assess the occupant wellbeing and interactions with their environment feedback to ensure buildings are managed successfully and performance is improved where necessary.

Indoor air quality

Indoor environment quality is a key aspect of sustainable building performance. The creation of high-quality indoor environments has been shown to increase productivity, occupant satisfaction and health. To achieve optimal thermal comfort conditions, an ideal balance must be struck between temperature, relative humidity and air speed. Air circulation or ventilation is key to improved indoor air quality. The Project's typical floors provide fresh air at lift lobbies and opportunity for cross ventilation to apartments and corridors. The building configuration with multiple cores ensures at least 60% of the apartments are cross ventilated, reducing the need for air-conditioning. The requirements for heating and air-conditioning has been minimized through passive design including glazing orientation, and natural ventilation, however, active systems will still be required. The apartments are provided with individual condenser units on their balconies.

Lighting

For this project, lighting includes efficient fluorescent and led lighting and, where low voltage down lights have been used. To minimize the energy consumed by lighting when not required the following control strategies have been implemented. Stairs will be controlled via occupancy sensors as will lobbies and corridors with safety lighting via low energy led sources. External lighting to be controlled by daylight sensors. Lift cores and lobbies have the benefit of using natural light reducing the need for lighting in these areas as well as providing views.

Transport

This project is anchored by the relationship to the public transport node. The access to public transport will reduce the need for usage of cars. Car parking for residents is provided but its location and level access to the light rail stop promotes the use of the surrounding public transport infrastructure as well as sustainable modes of transport including bicycles, motorcycles and car sharing services.

The project team has made a commitment to provide a minimum of 1 bicycle space per apartment. This has been achieved through all basement levels with primary use of large storage cages to accommodate bikes. A proposed Green travel plan will outline this and other initiatives further.

Material

Building materials used within the development will be selected to minimise the environmental impact. This includes materials sourced from sustainable sources. Materials to preference local over imported materials. Material life to consider durability and design life and quality. Modular fabrication in factories to reduce wastage. Socially responsible trade labour in all cases. Global partnerships purchase goods through socially responsible partners that have ethical commitments to their workforce, material use and waste management. Waste is recycled where possible. Waste is minimized on site during construction with design adopting modularization of componentry, panelling and systems so that cutting is limited.

Landscape

This proposal integrates the architecture and landscaping into a sympathetic balance in which the existing landscape character, topography and trees help to carve and define the built form and architecture. The architecture and building composition define a network of landscaped areas which celebrate the clusters of existing trees. The neighbourhood park, new road, public link and communal open spaces are well defined by the built form and allow for a variety of uses and program. The landscape architects have provided a variety of solutions within each space to balance the existing trees with new proposed planting, seating and gardens. The layered landscaped edges help to further define the separation between the private gardens and the communal or public areas.

Each space is intertwined with landscaped expression, punctuated and extruded to compose an environment that is open and programmed. Pedestrians move through the landscaped ground plane with ease. The most exciting part is the way the neighbourhood park feeds into the public link which connects through the heart of the development and uses some of the key existing trees to guide the public through a variety of spaces. To that extent the building form plays a role in creating a welcoming gesture when arriving from the north and framing the journey through the site.

Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. It includes considering aspects of accessibility, sunlight, ventilation, visual and acoustic privacy, the size and configuration of apartments, rooms and sequence of spaces.
This project is designed with a strong emphasize on creating buildings which sit amongst the existing natural setting of the site. The alignment and orientation of the buildings has been assessed to ensure both the apartments as well as the context will maintain sufficient solar access, comfort and aspect, sharing the landscaped setting for all residents. The building configuration, core positioning and articulation facilitates sufficient natural ventilation and allows for a mix of 1, 2 and 3-bedroom apartments which share equal amenity through sensible space planning and sizing over multiple levels within the buildings. The ground floor apartments have additional amenity with private garden which enhances usable outdoor area and provides a strong connection to living within a park. The core configuration ensures views, natural light and ventilation are achieved when arriving at your level by lift, creating an understanding and relationship to existing landscaped character before entering your apartment.

The communal areas are concentrated within the shared ground plane and create a dynamic visual foreground to the apartments which overlook these areas. The spaces encourage social interaction and visual and sensory engagement with the surrounding urban context and create a strong sense of community for the occupants. The occupants will use these spaces to congregate with friends and family at all hours of the day. The thresholds and the relationship between these different spaces lead to a dynamic interplay of zones that encourage different forms of social and communal activity. The neighbourhood park invites the wider community into the site providing yet another layer of amenity at the ground plane through its shared offering. The public light rail plaza adds to further variety of spaces, becoming a meeting place for the community at the public transport interchange.

Safety and Security

The proposal creates a strong engagement with the public domain and its surroundings and is designed to create a range of open spaces within the site with the aim to allow for activation, community and public use. The buildings are designed to create a strong relationship with each space within the ground plane. Each space is naturally supervised through passive surveillance by the apartments facing each space. The ground floor apartments have generous gardens which engage with the shared ground plane and have private garden gates which will help to activate the edges of the open space. The lobbies of the buildings are clearly defined within the base of the buildings and create a welcoming gesture for its occupants accessed from the new road coming through the site. The lobbies are equally spread and will give each part along the street a sense of shared ownership, naturally supervising the immediate space.

The neighbourhood park, new road and public link are always open to the public and while being clearly framed by buildings will have lighting strategies and CCTV camera surveillance to further ensure the safety of the community. The walkways are legible and clearly defined without hidden pockets reducing risk. The communal spaces are secured, and the links proposed from the public park are secured through a gate after hours. The lobbies are generous, are well-lit and create regular moments of activation within the public domain.The lobbies will have camera security and swipe-card access to ensure the public does not access the lobbies without permission.

Social Dimensions and housing affordability

The Stage 1A proposal contains 446 market apartments. This site forms part of the overall masterplan which provides a significant amount of social and affordable housing as part of the overall strategy and offering for this precinct. The overall masterplan facilitates a connected community created through the variety of public open spaces, links and landscape pockets connecting all people within this multi-cultural community. The urban fabric which is proposed creates a shared place for all layers within the community and ensures a variety of choice within the residential offering. Stage1A fulfils part of this spectrum of living typologies for the future community of Telopea.

Aesthetics

This project is designed around the concept of framing the existing natural setting defined by the elements specific to Telopea which make this area special. The proposal uses the key drivers defined for the masterplan as well as this site to establish a vibrant and connected shared natural and built environment which maintain the character of Telopea.

The proposed form of the 5 buildings, combined with the alignments, orientation, articulation and transition of scale play as part in establishing a balanced group of buildings, with variety in expression playing an important role in the overall masterplan.The architectural expression established through the palette of materials aims to provide further depth to the notion of maintaining the character of Telopea.

The material palette for the project consists of a range of material which aim to translate the textures, warmth and depth which respond to the natural setting of Telopea.The textural quality and tonal depth of the warm toned brick is used in a variety of ways to establish the base to the project where the architecture engages with the natural setting. The depth and shadow created in the layered expression in these lower levels aim to unify the various buildings and provide human scale to the project which combined with the landscaped planters, dark metal balustrading and various screens will create a dynamic backdrop for the various landscaped gardens and parks. The podium expression changes in its detail throughout the site while maintaining a common character across the landscaped setting. Towards Sturt Street the base steps down along with the natural topography, framing the street and reflecting the core proposal of the masterplan across the road. Towards the south of the project the brick base becomes a 5 storey building expression to relate to the current residential scale within the current context.

The tallest buildings facing Sturt Street anticipate their future neighbours and represent as a pair of buildings. Surrounding the new proposed public park each building expression is different to create a well-balanced collection of buildings which share a harmony in, base, materiality and rhythm but also provide a point of difference. The façade along the east of the park guides the new road, while the southern building becomes a clear marker when transitioning through the site along the public path. The building facing the park along the west takes on a layered and dynamic approach as it provides the backdrop beyond the existing trees when arriving from the lightrail station. The alternating waving balcony zones create a dynamic rhythm when moving past the building. The composition of buildings within Stage 1A is seen as a family of buildings, creating architectural variety but also a balanced and unified experience throughout the public domain, communal areas and streets. The nuanced and stronglycomposed building blocks overlayed with the family of façade types provides variety to establish a sense of identity and character.

The detailed urban design response combined with the architectural expression create a unique family of buildings which celebrate the existing features of the site. The proposal shares its principles with the overall masterplan strategy to create a holistic approach with the aim to build a vibrant community for Telopea.

Rido Pin
NSW Reg. 11286
Director Plus Architecture

Project:
Telopea Stage 1A
Lot 5-7, NSW Telopea

Client: Frasers Australia

Architecture: Plus Architecture
Rido Pin (11286)_ Director
Amit Julka (10002) _ Director

DESIGN PROCESS

01 SITE AND CONTEXT

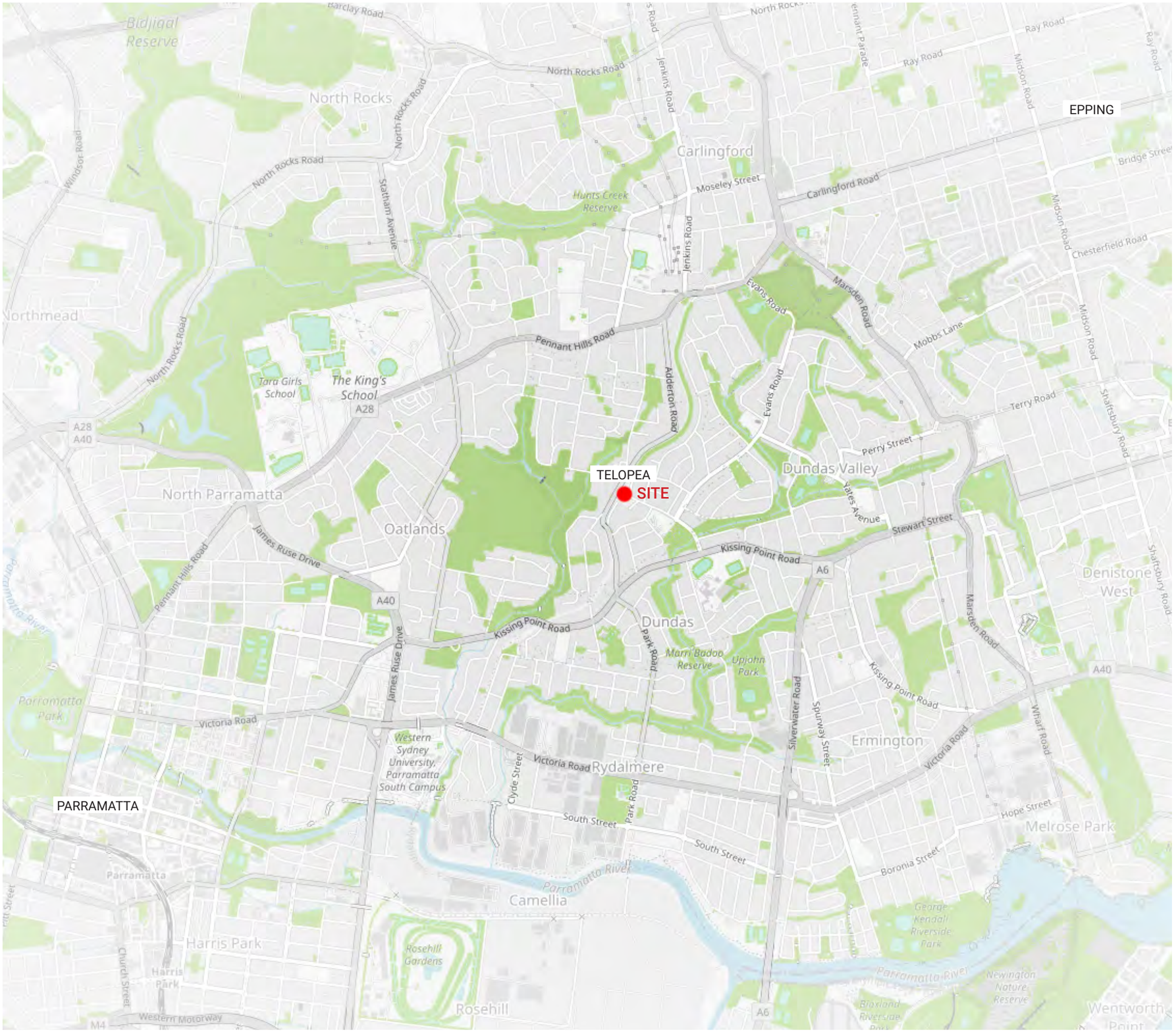
CONTEXT

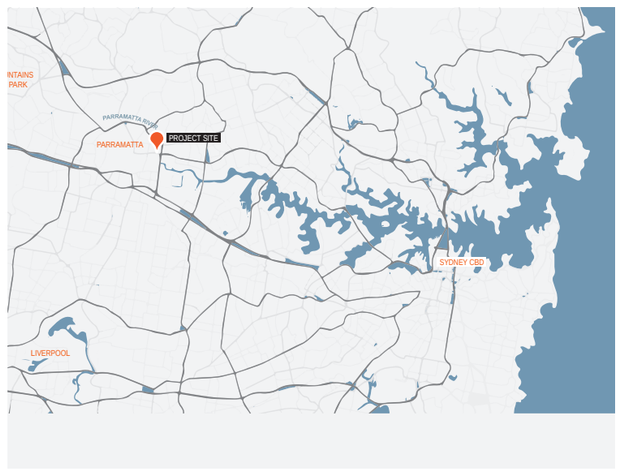
Metropolitan Context

Sitting within the Central River City, Telopea supports Greater Parramatta as the central core of the area and geographic centre of Sydney. Greater Parramatta's economy consists of world-class health, education and research institutions as well as finance, business services and administration. The area's population is set to increase 40% from 1.2 million to 1.7 million people over a 20 year period transforming areas of formerly suburban context into more urban environments.

Regional Context

Telopea is a suburb of Greater Western Sydney, in the state of New South Wales. Telopea is locaated 23 kilometres north-west of the Sydney central business district, in the local government area of the City of Parramatta. The suburb is bordered by Kissing Point Road to the South and Pennant Hills Road to the north.

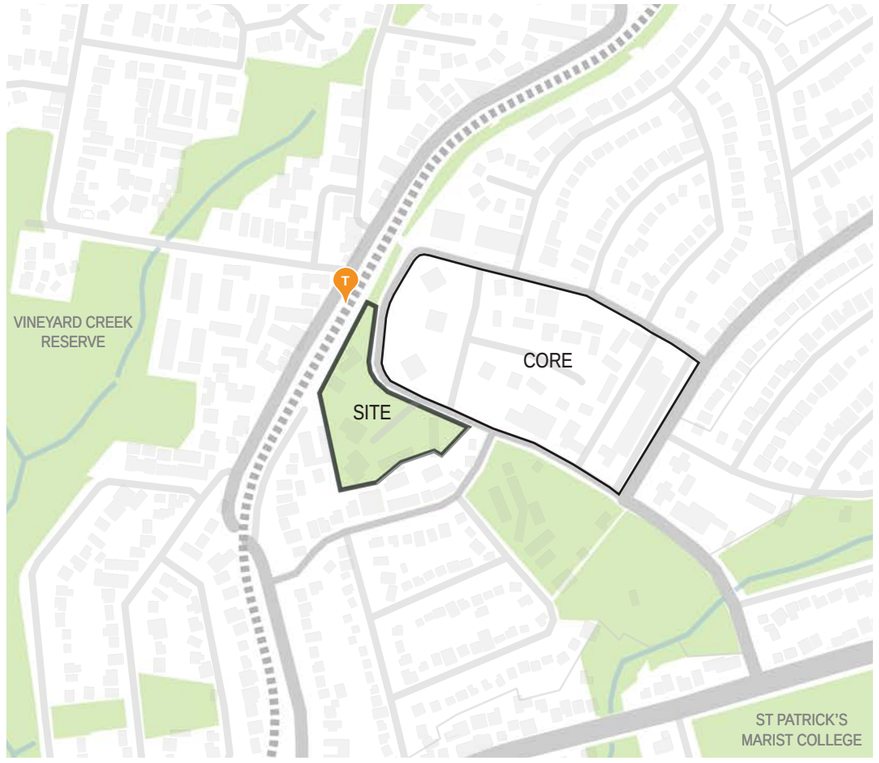




GREEN SPINE

CONNECTIVITY

TREES AND CHARACTER



INTEGRATED COMMUNITY

MASTERPLAN PRINCIPLES

A green space

The proposed masterplan and the Stage 1A site forms part of the larger development sites including school which naturally connects Sturt Park to the future plaza and light rail station. The landscape character is a key drives for the development of this site. Surrounding bushland corridors are a collection of green spaces that support social and ecological systems.

Connectivity

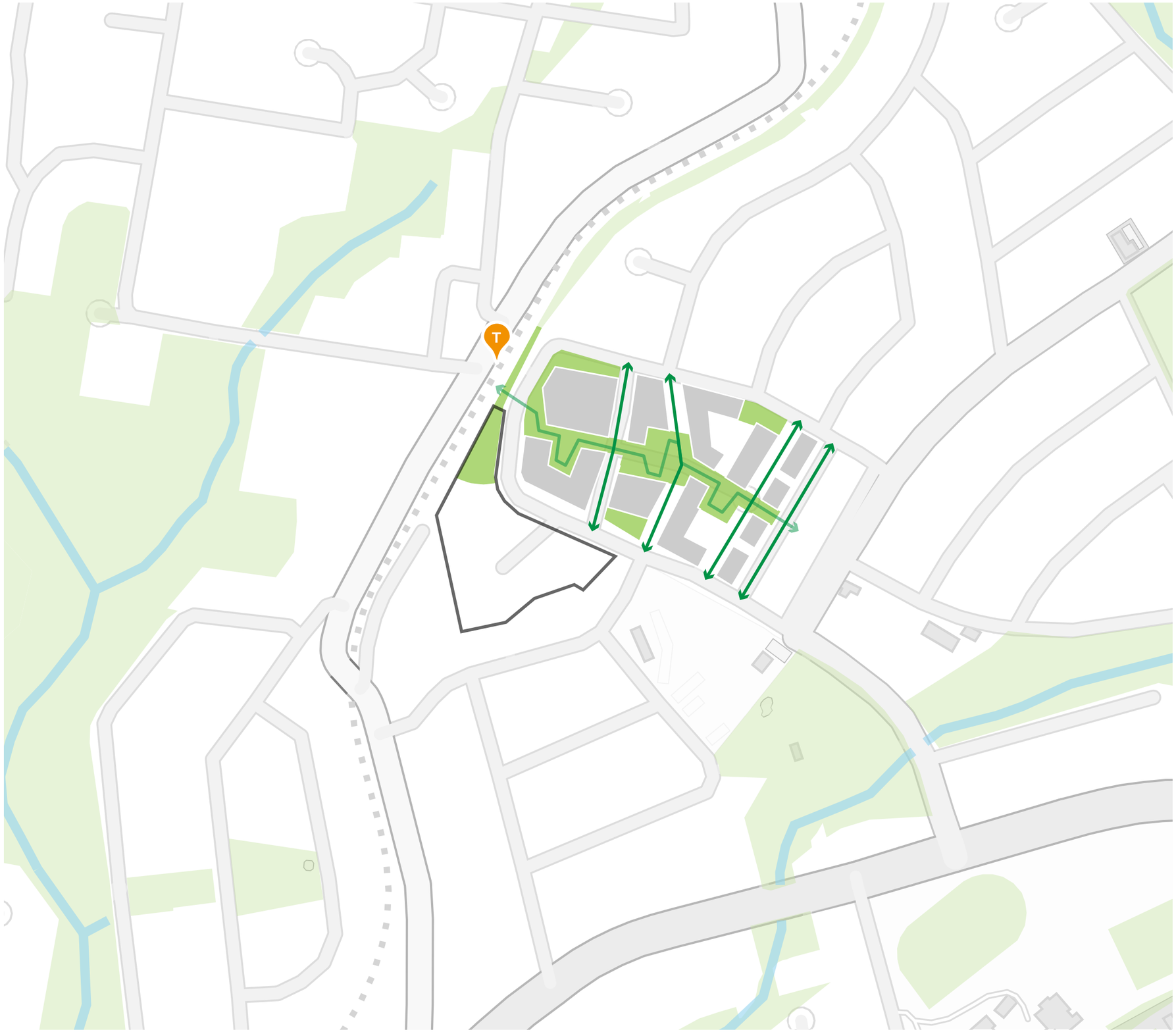
The Stage 1A Site will have the opportunity to create a well connected place creating a range of through site connections which will establish a connected community and will provide a sense of permeability through out the neighbourhood. Regional (light rail) and local (pedestrian/ cycle) connections run across flatter topographies, with local bus services looping the site, providing a well integrated and accessible transport system.

Trees and Character

The natural setting and character established through the existing trees are key to developing the Stage 1A proposal. The trees are a driver for the overall masterplan and drive the masterplan built form outcome. Open spaces are created around stands of existing trees. A mix of public spaces, communal gardens and generous setbacks each contribute to retaining the bushland hillside character of the Telopea Centre.

Integrated community

Telopea's current built form, scale and building typology will evolve as a result of the proposed masterplan proposal. The character, natural setting and opportunities to create meaningful connectivity through out the masterplan and the Stage 1A site will ensure the project will maintain a sense of place.



LOCAL CONTEXT

Telopea Masterplan

Stage 1A is part of the overall Telopea Masterplan and located immediately south of the future town centre. The design strategy proposes increased density supported by the improved public transport connectivity of the light rail. The proposal ensures that the planning framework is aligned with anticipated growth and meets the needs of the local community. The Stage 1A proposal is consistent with the intent of the overall masterplan concept and public domain strategy which includes providing public amenity and connectivity within the Stage 1A urban design proposal, this approach will enhance the experience of the overall Town Centre.

Zoning - High Density Residential (Public Recreation to north)

Heritage - none

Height of Building - 28m

FSR - 1.7:1

LEP Stage 1A

Zoning

The site is located in the High Density Residential Zoning providing the opportunity to create medium scale apartment living typology immediately south from the core area which allows for mixed use and additinal height.

Heritage

There are no Heritage Items located on the site.

Height

The site allows for 28 m height which translates to 9 storey building. The site has the opportunity to create a transition of scale between the core areas just north of the site allowing for 65m height to the southern R2 area which allows for 22m of height allowing for 7 storey buildings.

FSR

The site accomodates for an FSR of 1.7:1.
The combined allowable GFA including the affordable housing bonus is 39,930m2.

Site Boundary

C. Current cluster of trees at northern part of site

D. Cluster of trees at centre of site

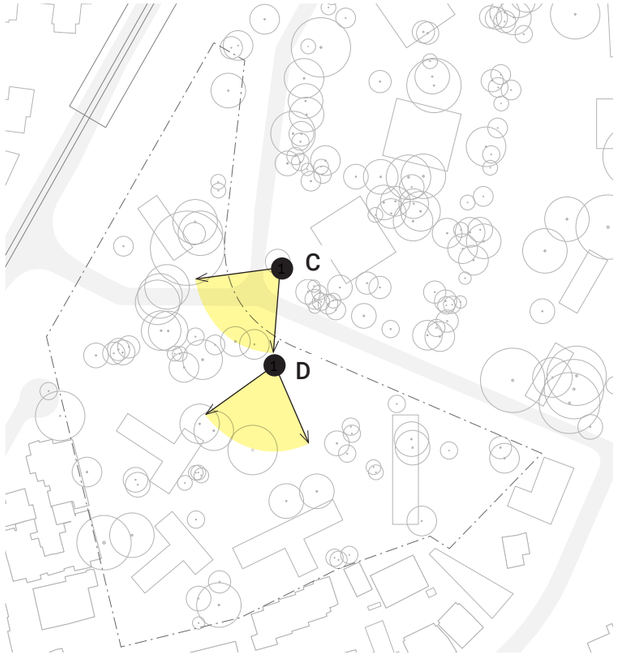
SITE PHOTOS

C. Cluster of trees northern part

The site has a range of well established tree clusters which provide a sense of place and character to the area. This cluster consists of a range of Eucalyptus trees which are important in maintaining the character of the area.

D. Cluster at centre of site

The cluster of trees at the heart of the site consist of some well established trees which create a strong focal point within the heart of the site. The cluster provides a natural guide and marker towards the public link within the site.



E. Sturt street _27 Manson Street

F. Sturt Street- 27 Manson Street

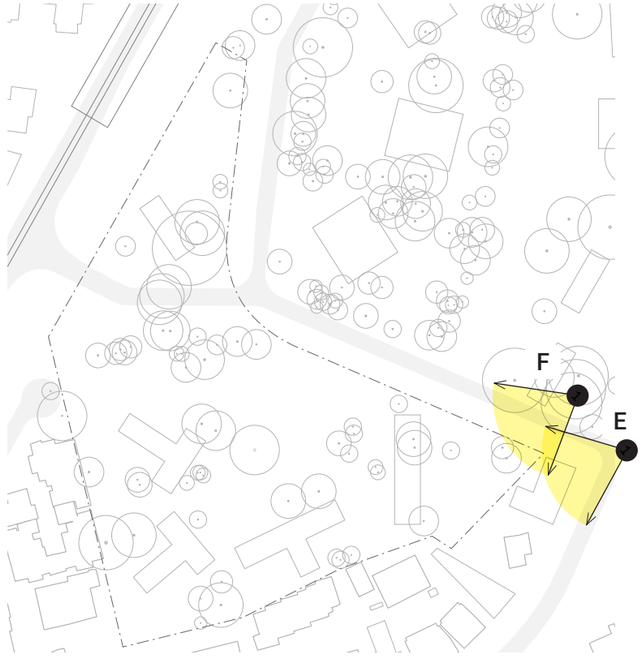
SITE PHOTOS

E. Sturt Street 27 Manson Street

Stage 1A has a strong topographical fall along Sturt Street. The property on the corner of Sturt Street and Manson Street will form the immediate context to the site along the southern boundary.

F. Sturt Street 27 Manson Street

The 3-4 storey building located at the southern end of the Stage 1A site will create the immediate context. The scale and character will be considered as part of the proposal on the Stage 1A site as well as the potential increas of scale in the future.



G. Manson Street existing street character

H. Manson Street through site link to site

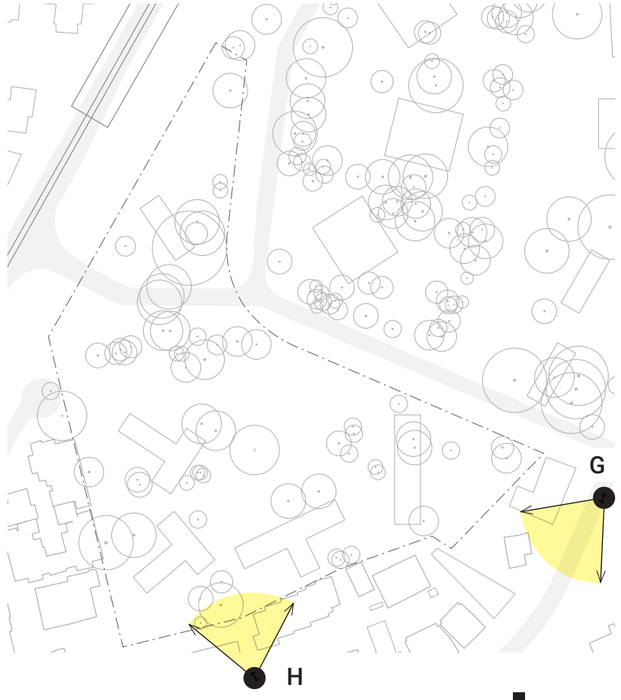
SITE PHOTOS

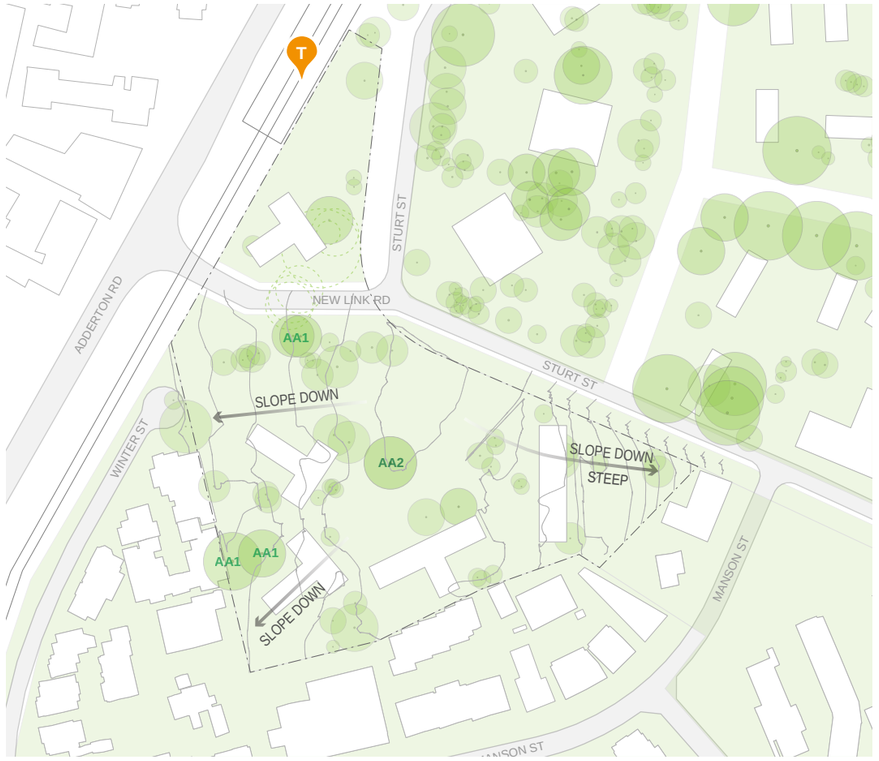
G. Manson Street

Manson Street is characterized by 2 storey buildings using warm tones of brick. Future development on this site will allow for 21m and 7 storey scale.

H. Manson Street public link

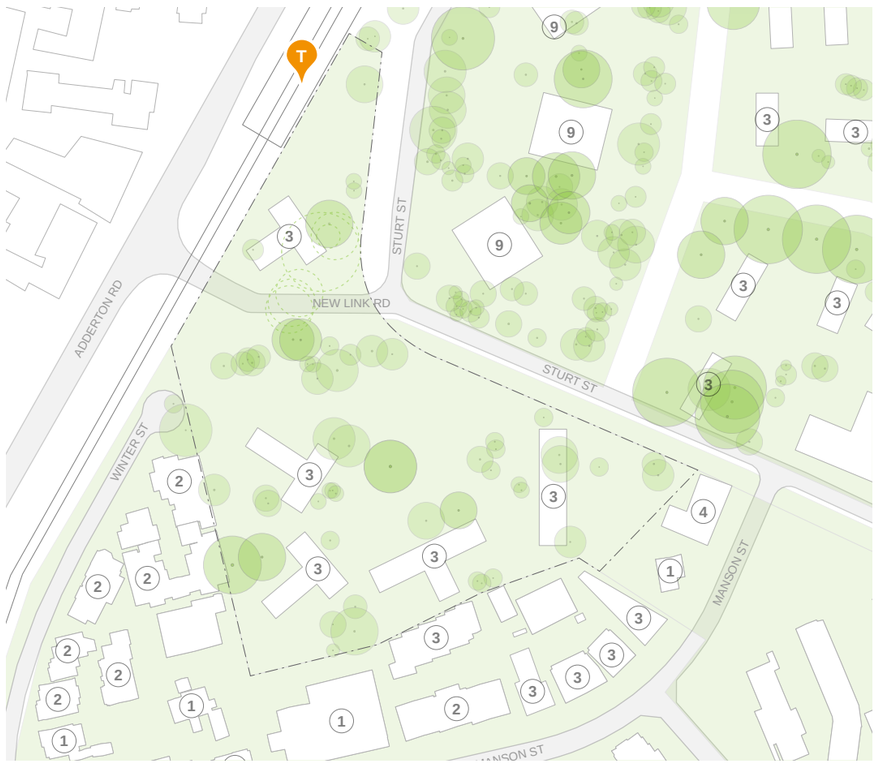
The public link which connects Manson Street to Stage 1A will require further upgrading and be considered as part of future proposals on this site. Existing trees on the site provide a marker for the journey through the site.





Vegetation and topography

Access and connections



Built environment scale

Solar and aspects

SITE ANALYSIS

Vegetation and topography

The Site has a range of important tree clusters which provide a strong sense of character to the site. The centre of the site is relatively flat whilst the eastern and western edges show significant level changes which will have to be taken into consideration in the proposed design solution.

Access and connections

The Site provides an opportunity to establish a through-site connection from the southern end from Manson Street to the light rail station. This north-south connection will provide a strong desire line which is naturally reinforced by the existing tree clusters which act as markers along this journey.

Built environment scale

The site forms part of the Masterplan concept which establishes high density mixed-use developments to the north in the core area. The future southern context will be developed to the 22m height limit and will change the future context for the Site.

Solar acces

The Site is well proportioned and has good solar access and aspect taking advantage of the northern aspect, light rail corridor and Sturt Street corridor. The immediate current and future context along the southern and western boundaries of the site will have to be considered as part of the proposed building configuration to ensure the solar access for these buildings are provided.

Future context

1 Number of storeys

Pedestrian / walking link

Transport / vehicle route

Solar access

DESIGN PROCESS

02 DESIGN DRIVERS

Landscape framing

Built form and connectivity

Articulation and solar amenity

Building height and articulation

INITIAL DESIGN PROCESS

Landscape framing

The proposal seeks to maintain the character of the site by reinforcing key tree clusters as part of the allocation of spaces and built form across the site. The existing tree formation are used to establish the through site link and to create a natural buffer to the existing context along the southern and western perimeter of the site. Landscape pockets are being shaped to provide natural relief to the context while creating amenity for the proposed development.

Built form and connectivity

The proposed built form is naturally established through both the framing of the existing tree clusters and establishing the through-site link. This separates the project in two stages which creates a relationship to both the existing street profile along Sturt Street and southern and western boundaries, complying with ADG requirements. The built form provides relief to the trees along the boundaries, creating natural buffering to the immediate context. The built form at ground plane provides undercroft connections to link the public open space with communal areas.

Articulation and solar amenity

The proposed built form is established based on careful analysis of the solar access to both the proposed building forms as well as the immediate context for both existing and future development. The building form is articulated to create legible composition of form which frame the open space.

Building height and articulation

The proposal ranges in height to create a transition of scale which helps to transition both the current and future southern context to the core area. The buildings establish clear delineation between public and commmunal areas.

- Public link (Manson Street Link)
- Public open space
- Communal open space
- Future context
- 1 Number of storeys
- Pedestrian / walking link
- Transport / vehicle route
- Solar access

TREE RETENTION

Existing site conditions

The site has a vibrant character established by the natural landscaped setting and trees. A detailed analysis of the existing trees by the arborist has categorized the trees based on significance.

Proposed built form and trees

The built form is established based on the principles of maintaining the trees with the most importance and quantity. The built form reinforces the clusters of trees and the connectivity through the site while ensuring the proposed built form alignment ensures Sepp65 and ADG requirement of seperation and solar access.

Trees grade AA2 targeted to be retained = 1

Trees grade AA1 targeted to be retained = 4

Trees grade A1 targeted to be retained = 14

Trees cluster targeted to be retained

Trees removed = 34

Future context

1 Number of storeys

Pedestrian / walking link

Transport / vehicle route

Solar access

Proposed built form

Built form and contextural alignment

Building separations

Core positions and floorplate configurations

Lobbies and street presence

BUILT FORM

Built form and contextual alignment

- Alignment of the built form with core tower postions
- Variety of built form / building scale and lenght
- Consideration of footprint and built form connections
- Consideration of orientation and solar access

Building separation

The proposal seeks to maintain building separation for both privacy and acoustic treatment. As a result it creates generous public and communal spaces emerging between to create gathering spaces for the community.

Privacy screens have been used as required to further protect the residents to ensure privacy issues have been dealt with.

Setback to boundaries

The proposed built form is compliant with the boundary setback in accordance with the ADG. In addition to the setback, the building is articulated to create a sense of scale by breaking down the overall form with combination of contrasting material and texture.

Core positions and floorplate configurations:

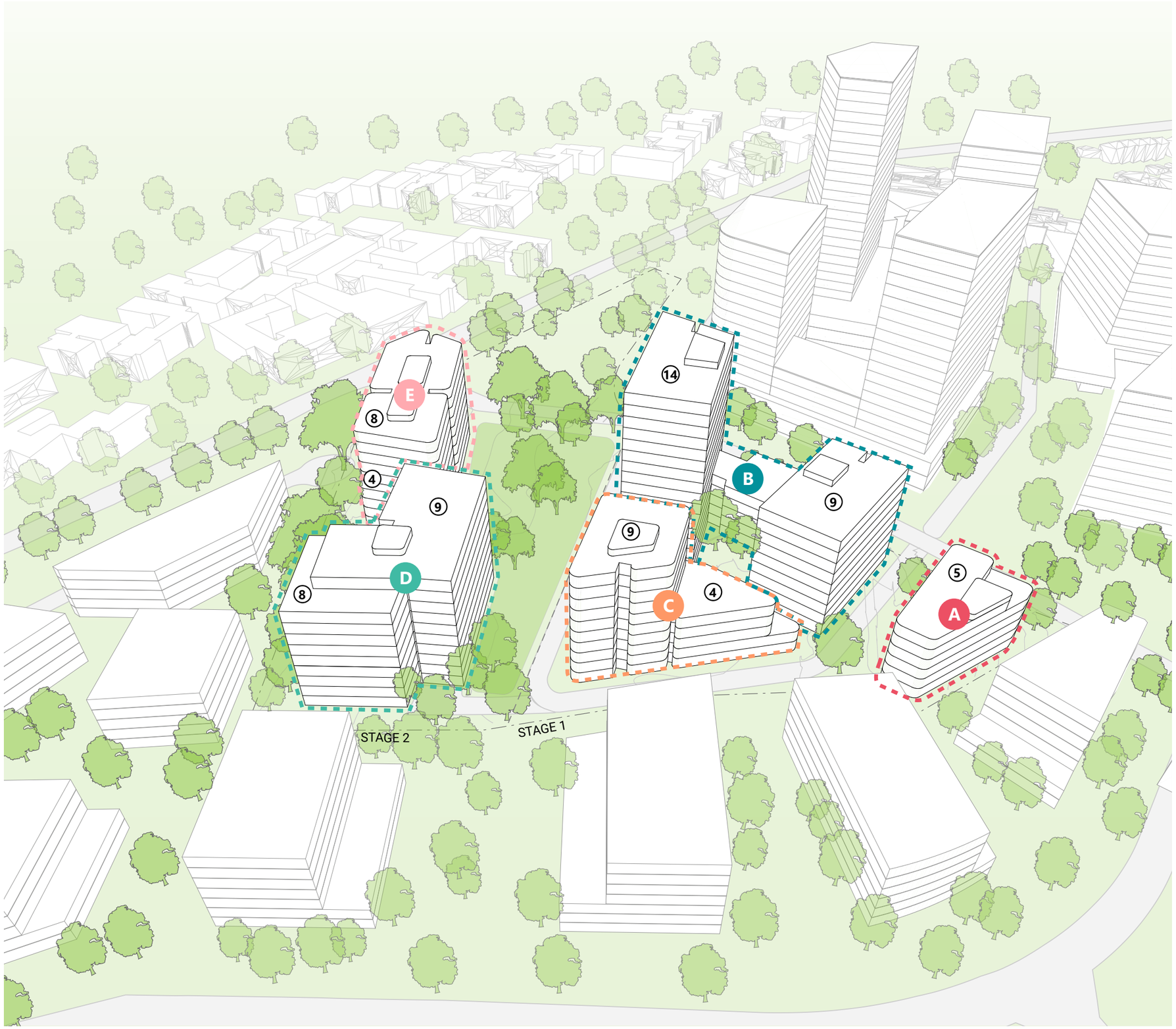
- Core positioning and efficiencies
- Consideration of building form and units per core
- View from corridors and daylight access

Lobbies and street presence

- Clear street address to each building
- Street Pickup and Drop Off from each building
- Reinforcement of the public domain strategy

Stage 1A Site Boundary

Site Area



DEVELOPMENT SUMMARY

BUILDING A (STAGE 1)

GFA: 2050m²
GBA: 2771m²
NSA: 1790m²
Apartments: 23
Storeys: 6
Solar Access: 57% (From 8am - 4pm)
Cross Vent: 70%

BUILDING B (STAGE 1)

GFA: 14821m²
GBA: 18290m²
NSA: 12943m²
Apartments: 175
Storeys: 4-15
Solar Access: 74% (From 8am - 4pm)
Cross Vent: 61%

BUILDING C (STAGE 1)

GFA: 3951m²
GBA: 5856m²
NSA: 3450m²
Apartments: 55
Storeys: 4-9
Solar Access: 64% (From 8am - 4pm)
Cross Vent: 56%

BUILDING D (STAGE 2)

GFA: 8348m²
GBA: 10766m²
NSA: 7421m²
Apartments: 99
Storeys: 4-9
Solar Access: 71% (From 8am - 4pm)
Cross Vent: 56%

BUILDING E (STAGE 2)

GFA: 7797m²
GBA: 10198m²
NSA: 6878m²
Apartments: 94
Storeys: 4-9
Solar Access: 96% (From 8am - 4pm)
Cross Vent: 68%

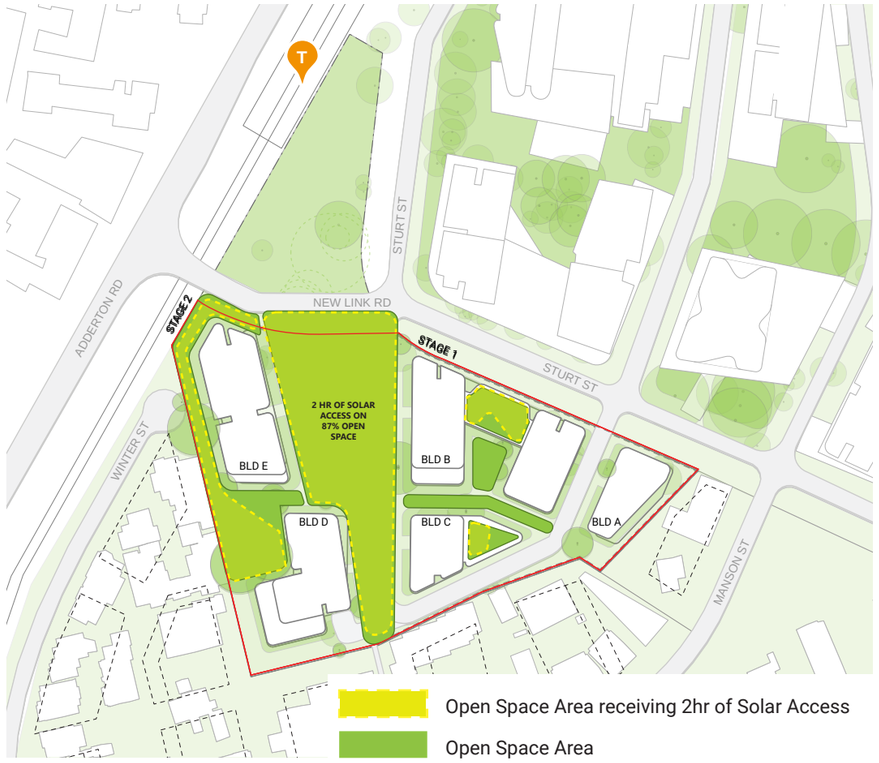
SUMMARY (STAGE 1 & 2)

Total GFA: 36967m²
Total Apartments: 446
Solar Access: 75.8% (From 8am - 4pm)
Cross Vent: 62%

Proposed built form and trees

Open space area 5,520m²

Deep Soil 18.2% of site area



87% of open space area receives 2hrs of solar access on June 21

COMMUNAL AND PUBLIC SPACE

Open Space

The proposed open space is 5,520m².

Deep Soil

The proposed basement is largely contained below the proposed built from and maintains a significant amount of deepsoil area for existing and proposed planting.

Solar access to open space

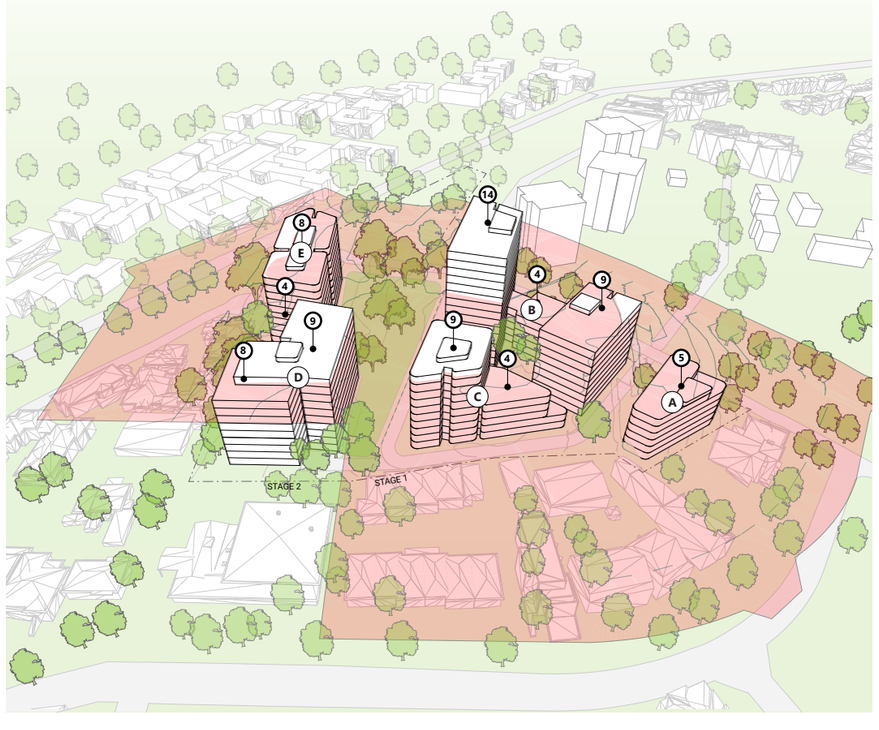
The build form carefully considers the solar access to the public open space within the site. The space is positioned along the northern part of the site and 87% of the open space area receives solar access for 2 hours between 9am and 3pm in Mid Winter.

Stage 1A Site Boundary

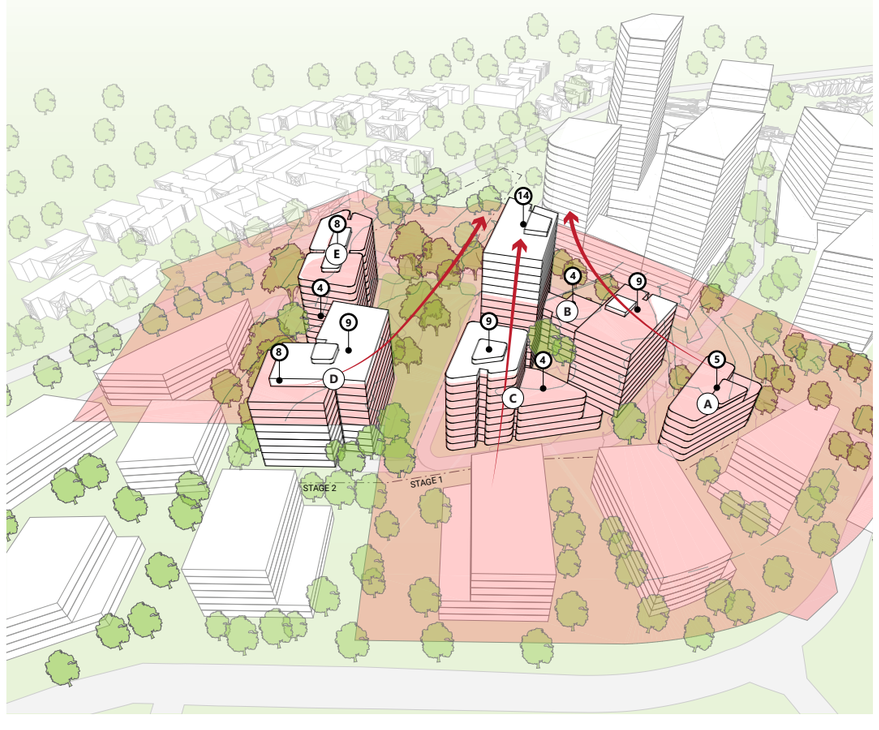
Site Area

Site and existing context

Site and future context



Built form in existing context



Built form in future context

SCALE AND HEIGHT

Site and Context

Telopea will undergo a transformation of scale and density evolving into a precinct which maintains the character of place by maintaining key parts of the natural setting and trees as part of the overall masterplanning strategy.

The proposed built form at Stage 1A considers both the current and proposed context and aims to create a transition of scale and character between the southern existing and future context and the core area to the north which will be significantly taller.

The proposal provides an outcome in which the northern tower building B, closest to the station extents up to 14 stories. The height non-compliance in this location creates a scale transition to the buildings in the core. Other height non-compliances are within 10% and allow for a further variance in height and built form witin the site while giving back sufficient site are to the proposed public park and road system.

The overall strategy ensures a strong urban design outcome within the future built environment of Telopea.

Maximum Height Breach (Approx.)

Building A (Stage 1) - Compliant

Building B (Stage 1) Tower 1 - 17.58m

Building B (Stage 1) Tower 2 - 2.88m

Building C (Stage 1) - 3.9m

Building D (Stage 2) - 4.12m

Building E (Stage 2) - 2.13

Stage 1 Development

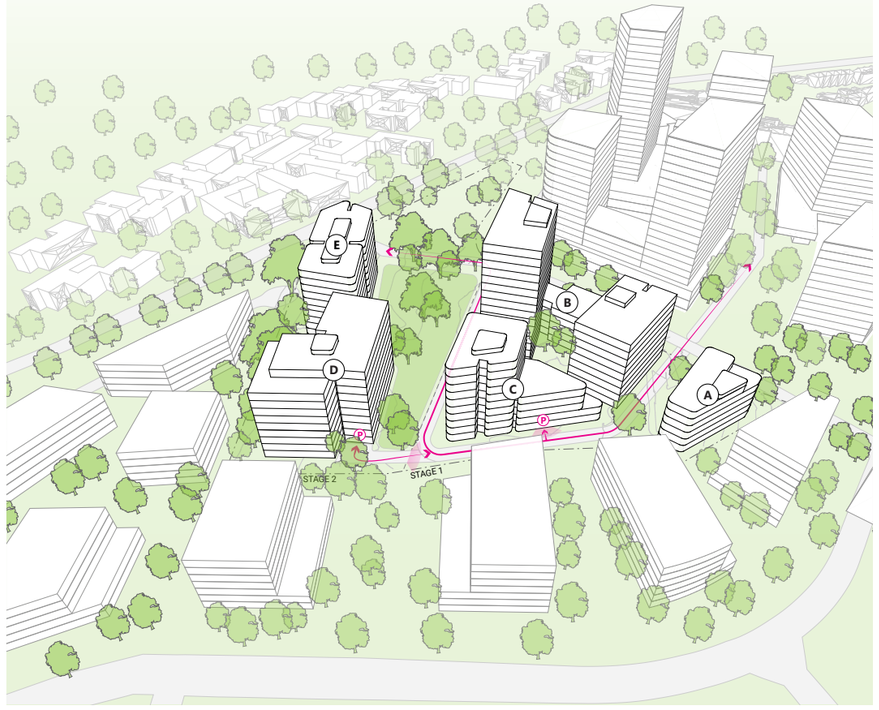
Stage 2 Development

STAGING

Stage 1A is proposed to be constructed in 2 stages. Stage 1 includes building A, B and C. The first stage includes the new loop road through the site providing access to the various lobby entries. The first stage includes the main entry to basement and shared loading and services spaces across Stage 1 and 2.

Stage 2 incorporates building D and E framing the public park along the west. A second carpark entry point is proposed from Winter Street while the overall basement carparks are connected and linked underneath the pubic domain.

Built form in stage 1



Built form in stage 2

Podium expression and articulation

Architectural expression and articulation

ARCHITECTURAL EXPRESSION

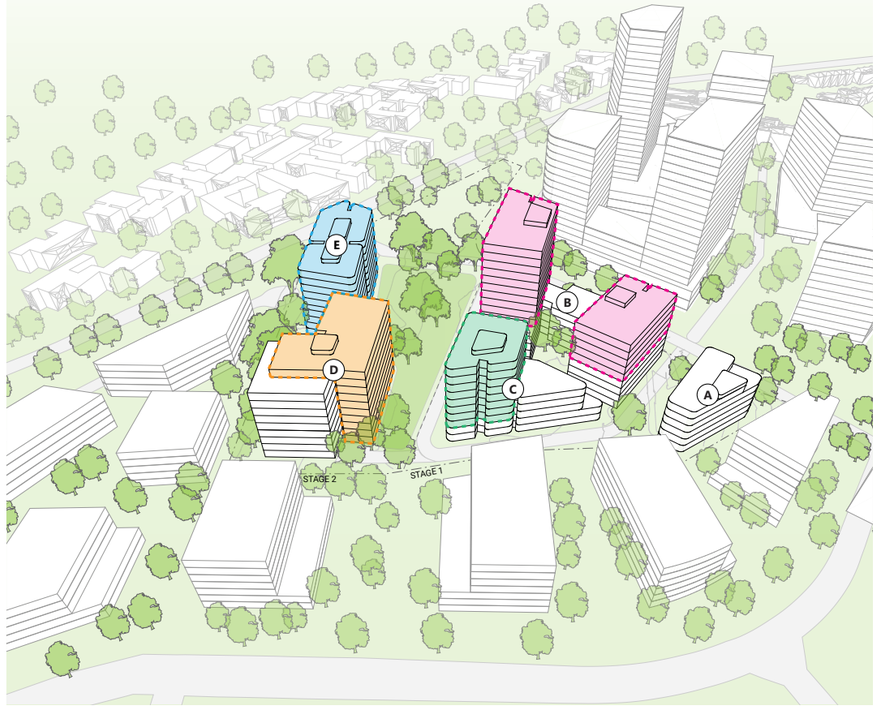
Podium expression and articulation

- Strategy to create material consistenty while variety of expression
- Reinforce the character of the area
- Variety of scale and architectural outcome
- Express the pedestrian scale
- Warmth and textural approach to respond to landscape context
- Reinforme lobby postion
- Consider the topography change through the ground plane

Architectural expression and articulation

- Variety of architectural expression for built form over podium
- Consider the orientation and relationships
- Unique building expression reinforcing the variety of form and scale across the 5 buildings proposed

Podium expression and articulation



Architectural expression and articulation

Masterplan

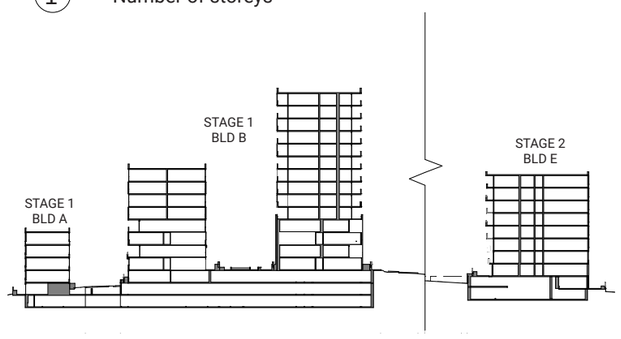
OVERALL MASTERPLAN

The key drivers for the stage 1A masterplan aim to do the following:

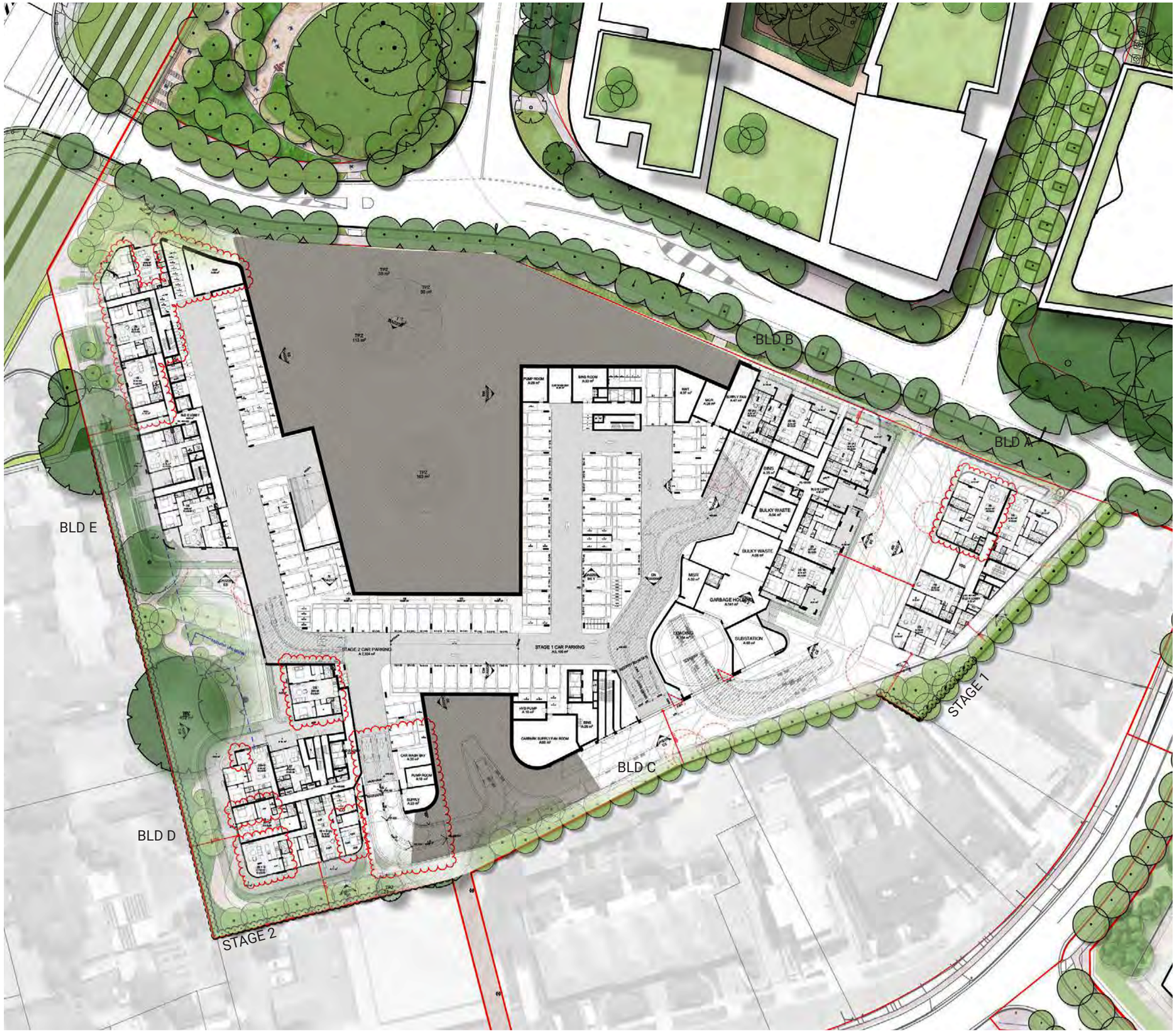
- Establish a well-connected and permeable public domain which creates a strong sense of place and community.
- Create an arrangement of built form which maintains the character of Telopea in which the majority of significant trees are maintained and drive the urban design outcome of the precinct.
- Establish building expression which clearly responds to the human scale and manages the topography changes throughout the precinct.
- Create a dynamic sequence of spaces defined by both the existing trees, the built form and level changes to create a well-connected place.
- Material expression and textures which reflect the character and warmth of Telopea. Create an environment and public amenity which can sustain increased density of living well-crafted buildings which within the overall masterplan create a variety of architectural expression and experience.

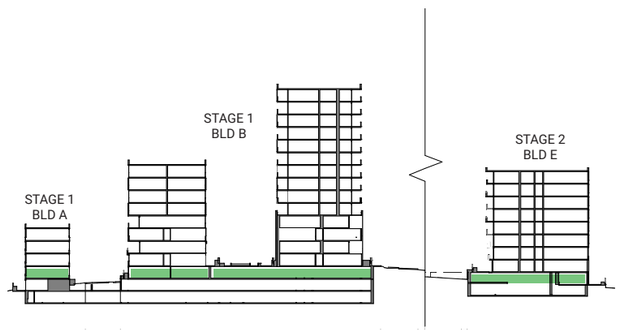
Through a process of careful consideration of these objectives, the outcome is a well balanced design solution in which both built form and the natural setting of the place are in harmony. The clusters of important existing trees on the site naturally define a range of spaces which setup a hierarchy of space and mark the public link through the heart of the site. The proposed buildings frame these spaces and allow the residents to engage with these pockets of landscape which also help to blend the new proposed development within its existing setting. The proposal anticipates the future context of increased density both south as well as north and aims to help transition the scale to the 22 storey towers opposite the light rail stop which will mark Telopea. The architecture creates a sense of variety and difference while being a family of buildings with shared quality and design resolution.

(1) Number of storeys



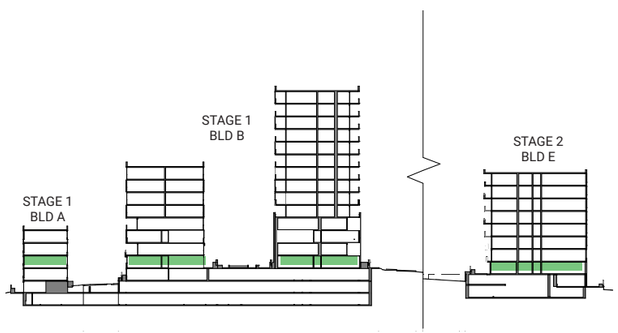
LOWER GROUND FLOOR PLAN





Masterplan

UPPER GROUND FLOOR PLAN



Masterplan

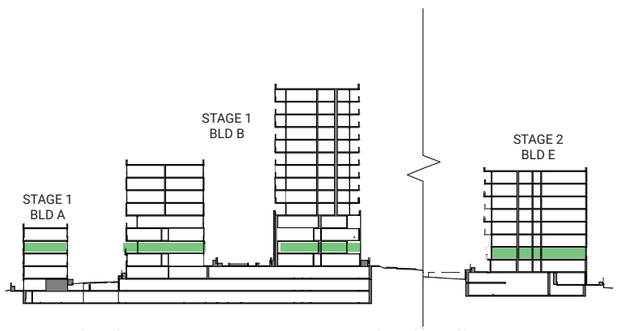
TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO.	20320
DATE	28/03/2022
SCALE	NTS

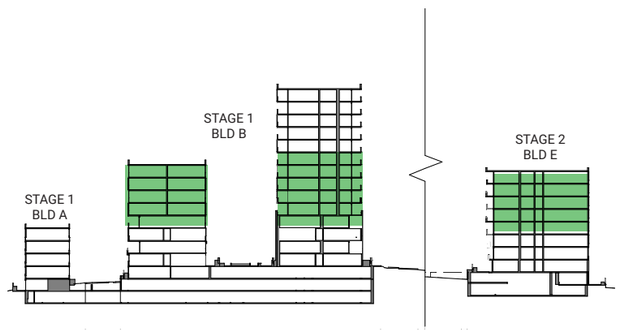
plus architecture

LEVEL 01 - PODIUM LEVEL



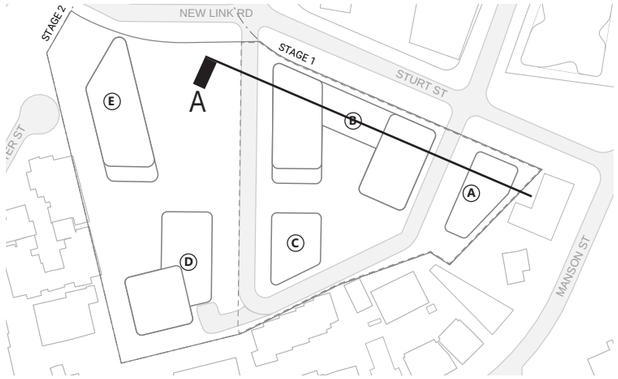
Masterplan

TYPICAL UPPER LEVEL PLAN



THE PROPOSAL

03 SECTIONS

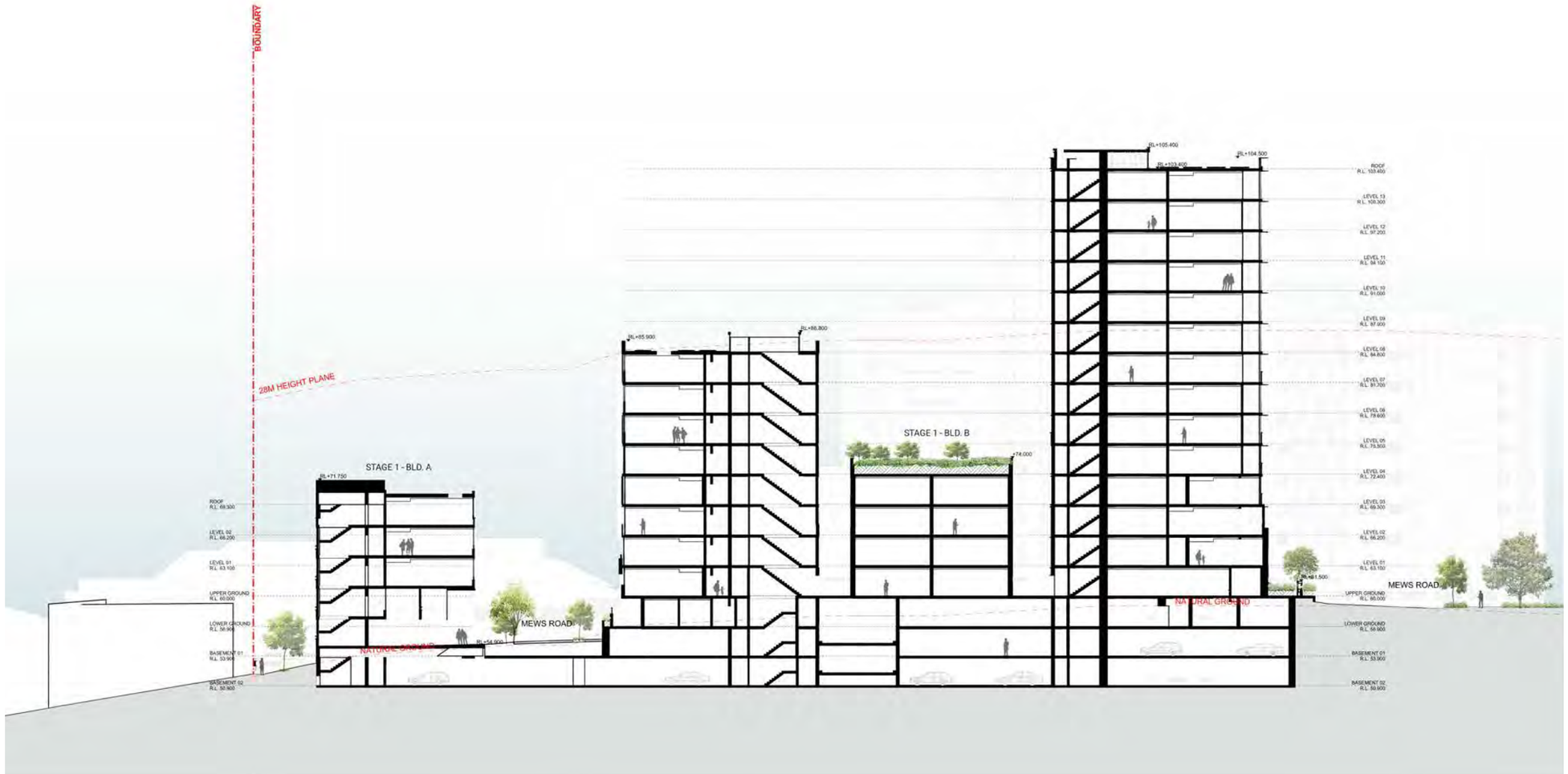


SECTION A

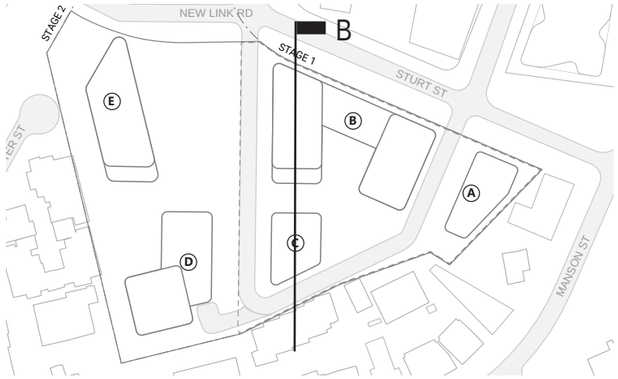
Section across Stage 1 buildings looking south.

The proposed 14-storey building establishes the scale transition from the south towards the taller towers as part of the towncentre adjacent the centre.

The variation in height is limited to specific locations within the masterplan, where impacts on adjacent properties can be minimised and provides a greater transition in scale to adjacent sites.



Section A

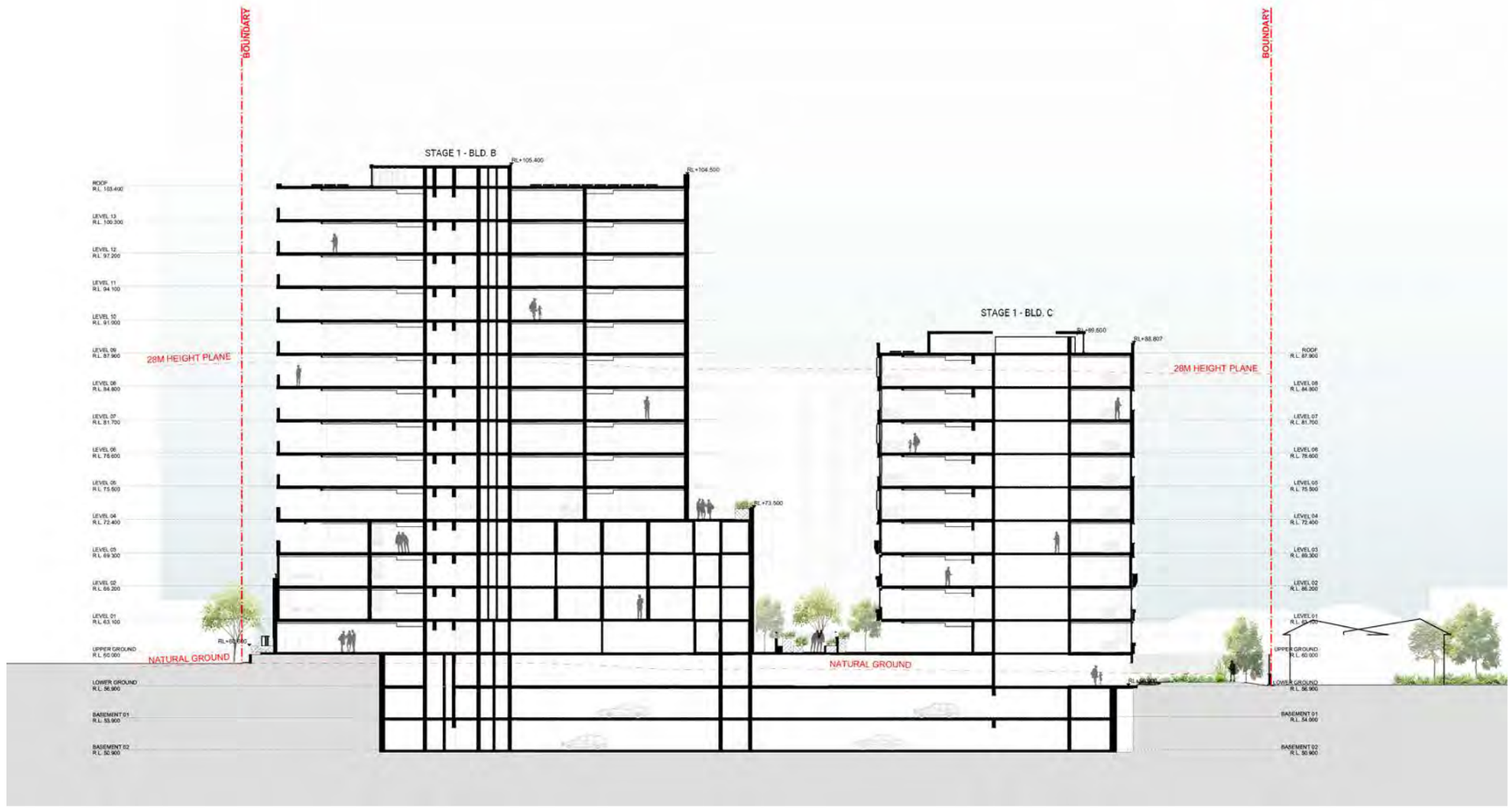


SECTION B

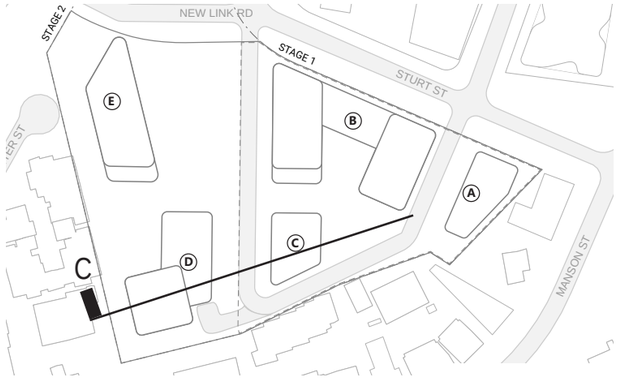
Section along Stage 1 building facing neighbourhood park looking east.

The proposed 14-storey building B establishes the scale transition from the south towards the taller towers as part of the towncentre adjacent the centre.

The variation in height is limited to specific locations within the masterplan, where impacts on adjacent properties can be minimised and provides a greater transition in scale to adjacent sites.



Section B

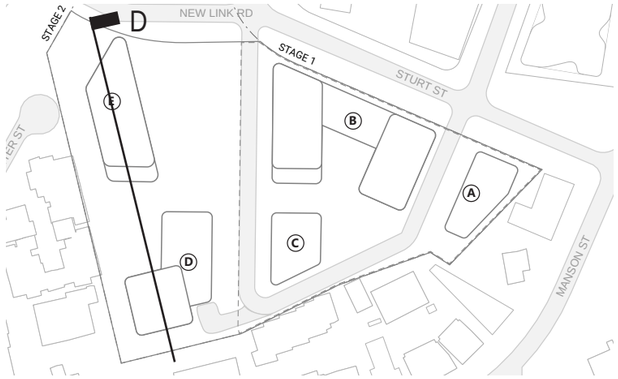


SECTION C

Section across souther buildings C and D of both Stage 1 and 2 buildings looking north.

The variation in height is limited to specific locations within the masterplan, where impacts on adjacent properties can be minimised and provides a greater transition in scale to adjacent sites.

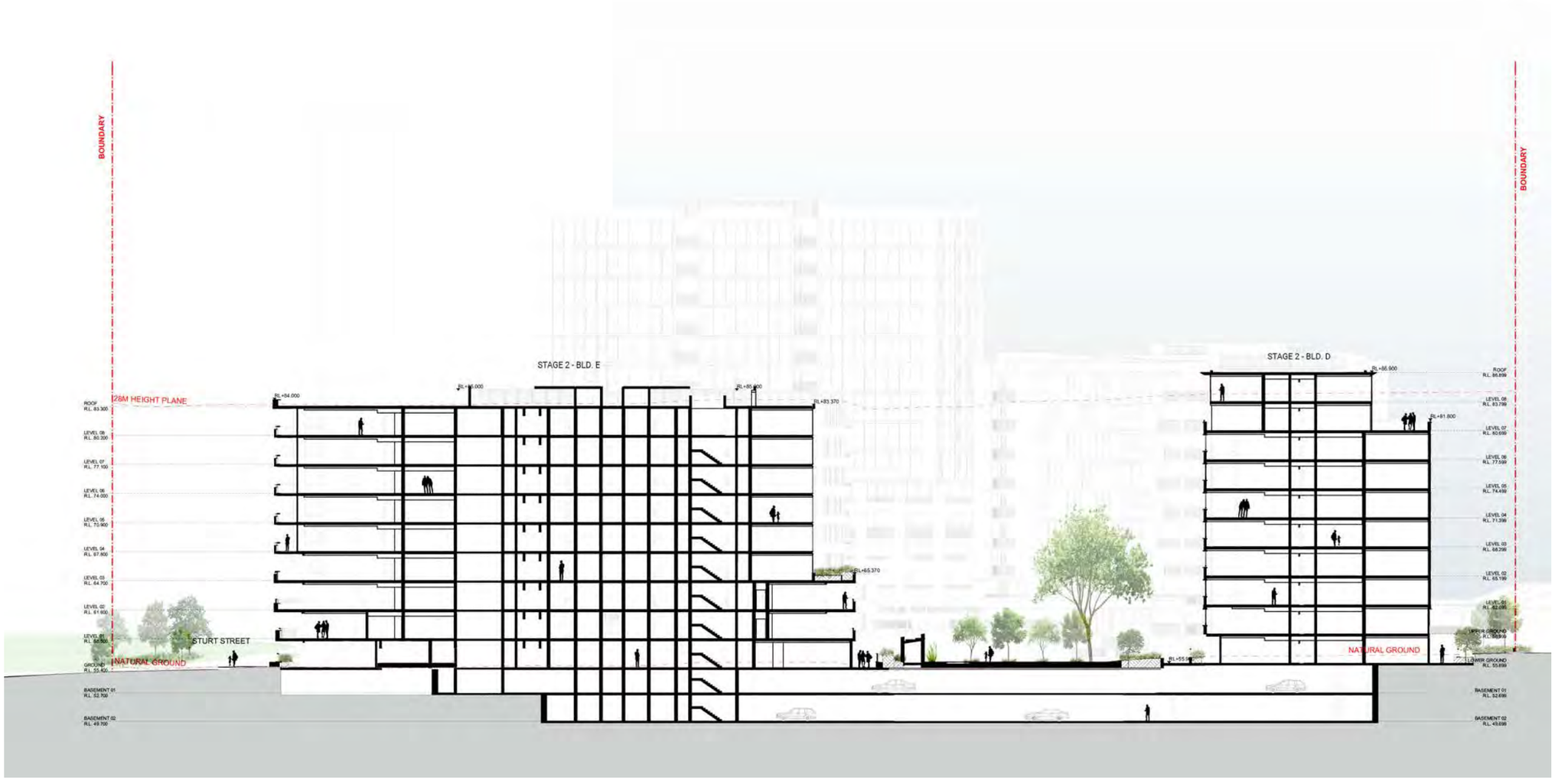
Section C



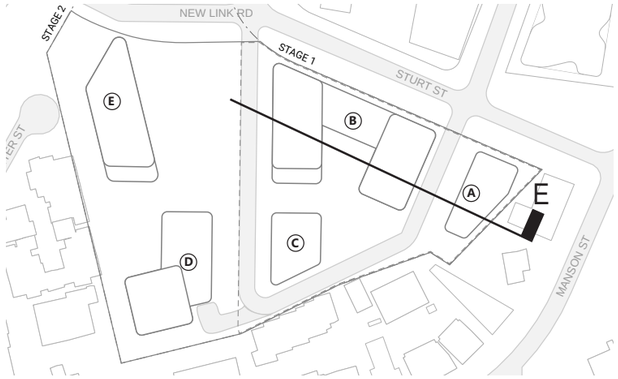
SECTION D

Section along Stage 2 building facing Winter St looking east cutting through building D and E.

The variation in height is limited to specific locations within the masterplan, where impacts on adjacent properties can be minimised and provides a greater transition in scale to adjacent sites.



Section D



SECTION E

Section along Stage 1 buildings facing Sturt St looking north.

The proposed 14-storey building establishes the scale transition from the south towards the taller towers as part of the towncentre adjacent the centre.

The variation in height is limited to specific locations within the masterplan, where impacts on adjacent properties can be minimised and provides a greater transition in scale to adjacent sites.

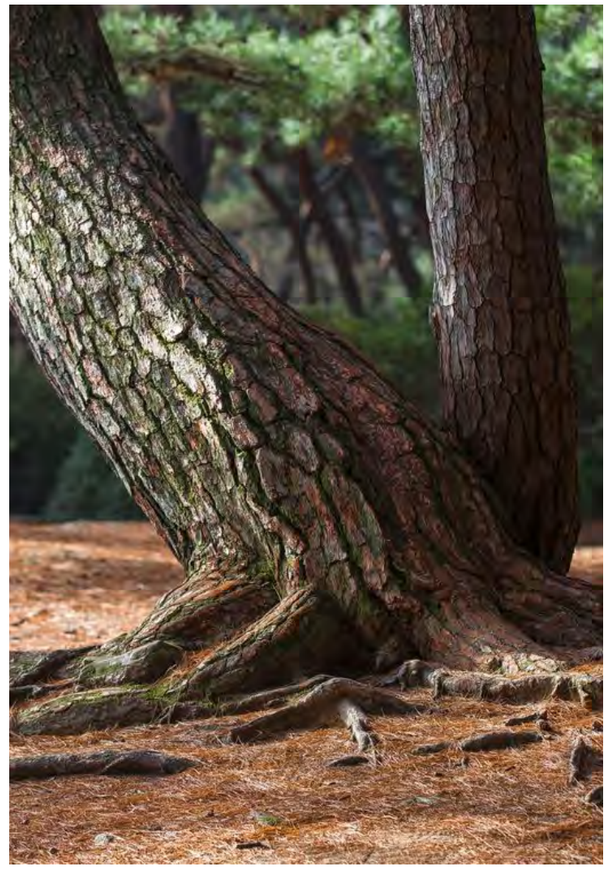
Section E

DESIGN PROCESS

04 MATERIALS AND CHARACTER

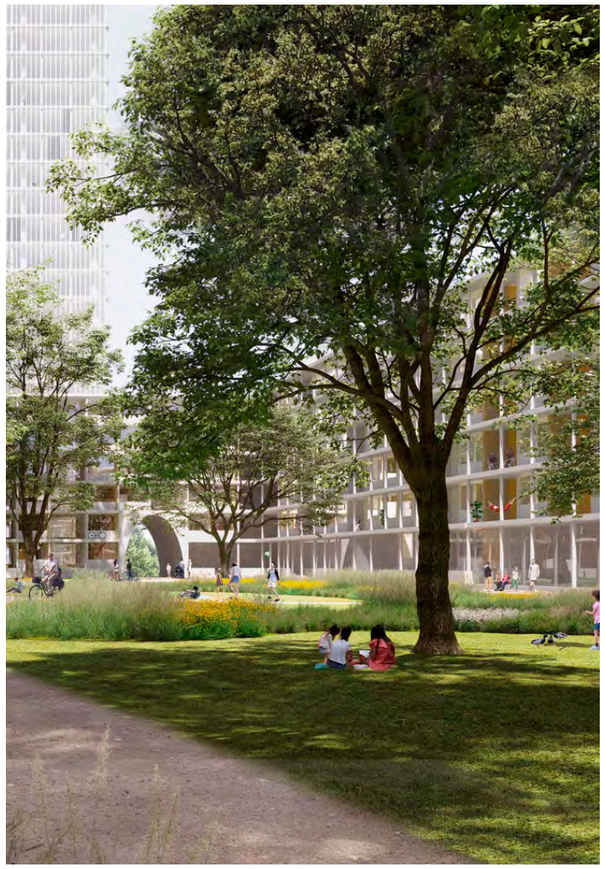
EXISTING SITE CHARACTER

The concept of the project aims to build on the warmth, texture and character which defines Telopea and the Site. The Sydney Blue Gum forest and textures of the Eucalyptus trees is brought into the proposed built form to establish harmony between nature and built environment.



GROUND PLANE SETTING

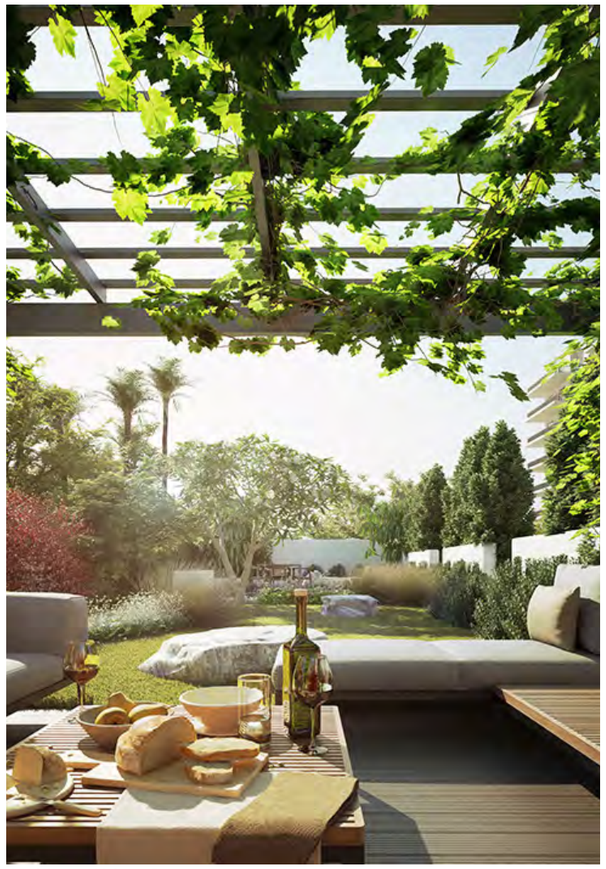
The proposal is set within a lush landscape setting. The lower levels of the development create the opportunity to add to the dynamic and natural environment using textures, warmth and landscape planters to conceptually extend the natural environment into the built form.



Architect: David Chipperfield
Project: Georg-Knorr-Park

Architect: Faulkner Architects
Project: Miner Road House Lionized

Architect: DKO Architects
Project: Balwyn Park

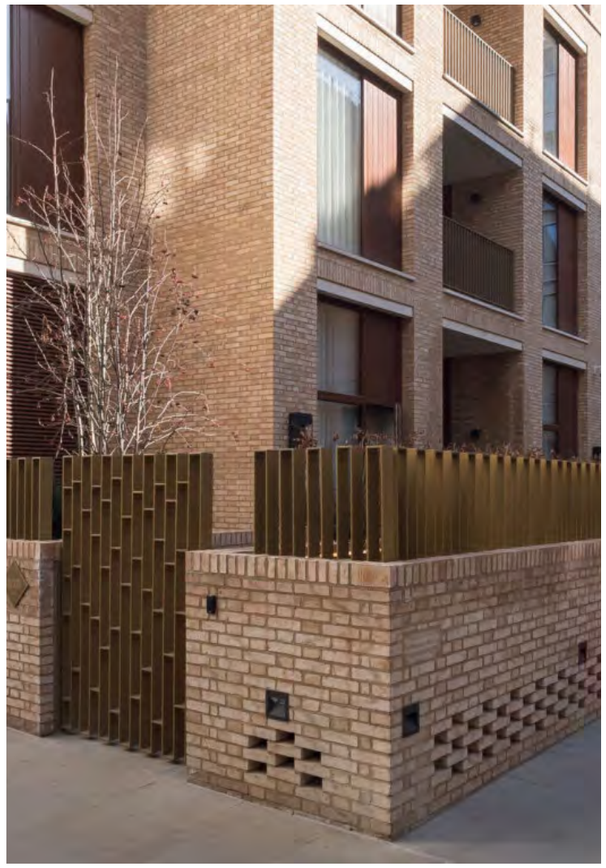


Architect: Urban Den
Project: Estelle

BRICK BASE EXPRESSION

The proposal proposes a brick base which changes in its expression across the site to support the variety of buildings proposed. The rhythym, detailing and expression changes to create sufficient variety as part of the public experience while passing through the site.

Sculptural Brickwork



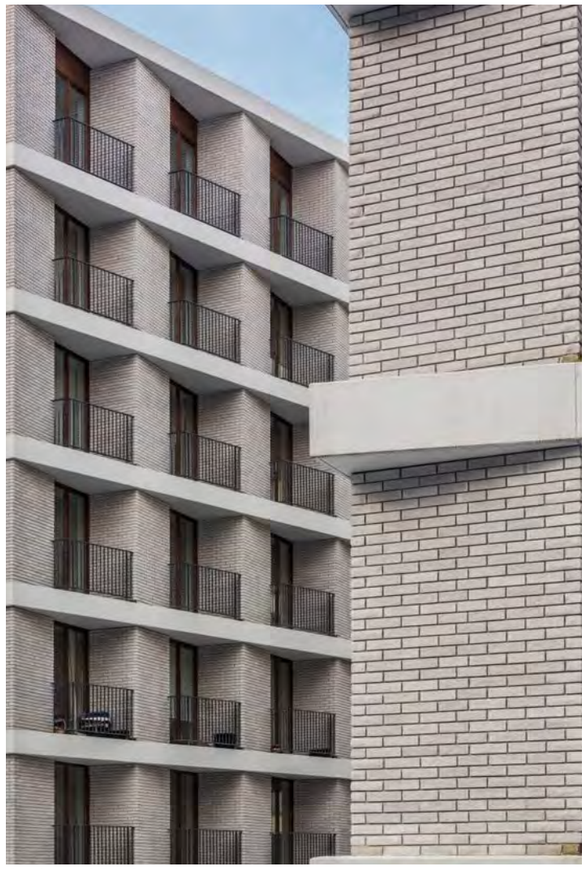
Variety in Brick

Brick rhythym

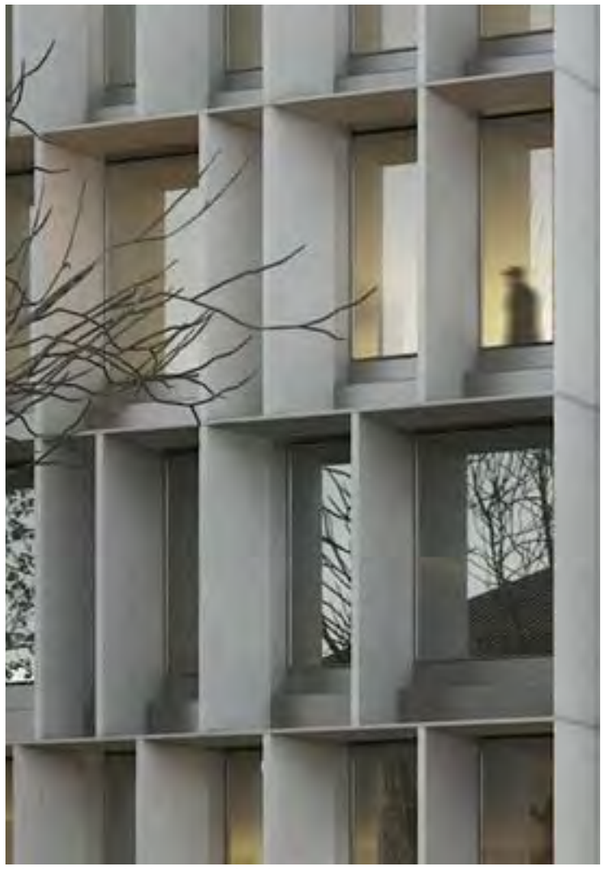
Texture and variance

FACADE EXPRESSION

The proposal creates a variety of architectural expression across the 5 proposed buildings. While the buildings share some of the materials, the are all unique and different while being part of a family with a shared base and ground plane. The variety of and articulation of the architecture will help establish a sense of orientation and creates interest as a backdrop to the public domain.

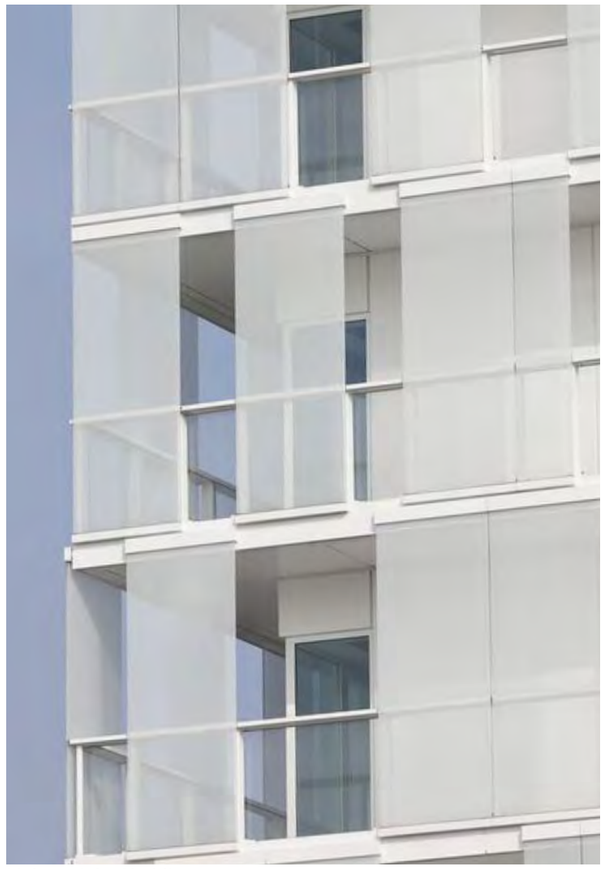


Sculptural Brickwork



Variation of rhythym and depth

Concrete Expressions



Light-weight Cladding

MATERIAL BOARD

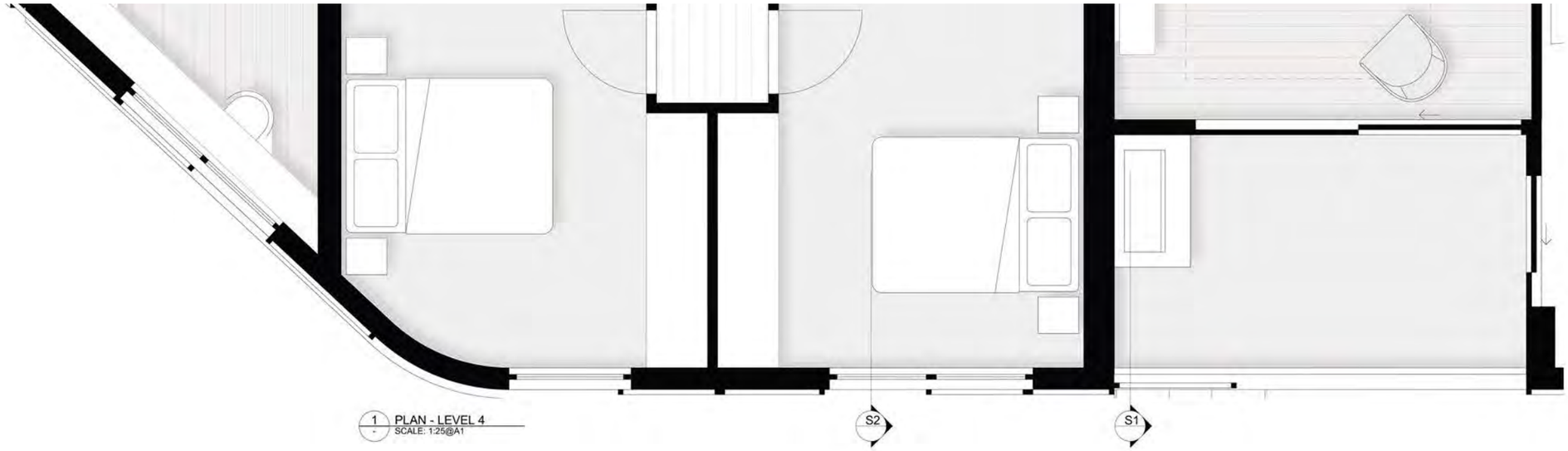
The material palette uses a range of materials which are textural, warm and provide depth to the overall composition of buildings. The warm brick tones ground the building within the natural setting which is enhanced by the contrasting metal balustrades.

The variety of buldings expression use a combination of coloured concrete expression, lightweigth profiled cladding and screening options. The overall palette for the buildings sitting over the base is lighter, but with the aim to create a clear and legible architectural language for each building. The facades use articlation and depth to create play of shadows and contrast to create intesest to the buildings amongst the rich landscaped public domain.

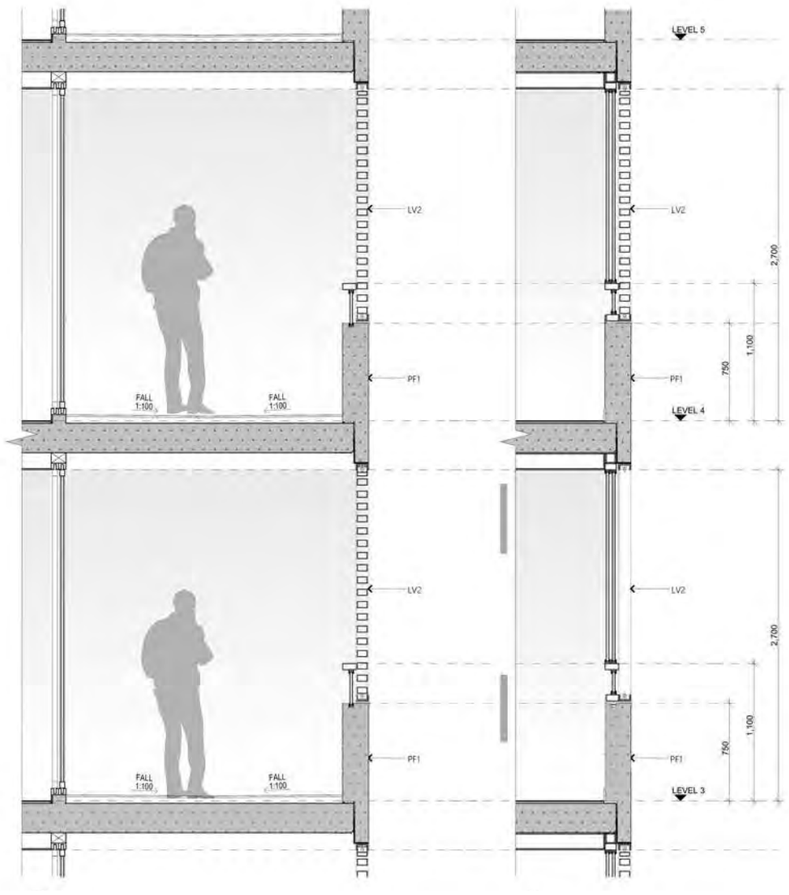
FINISHES LEGEND:

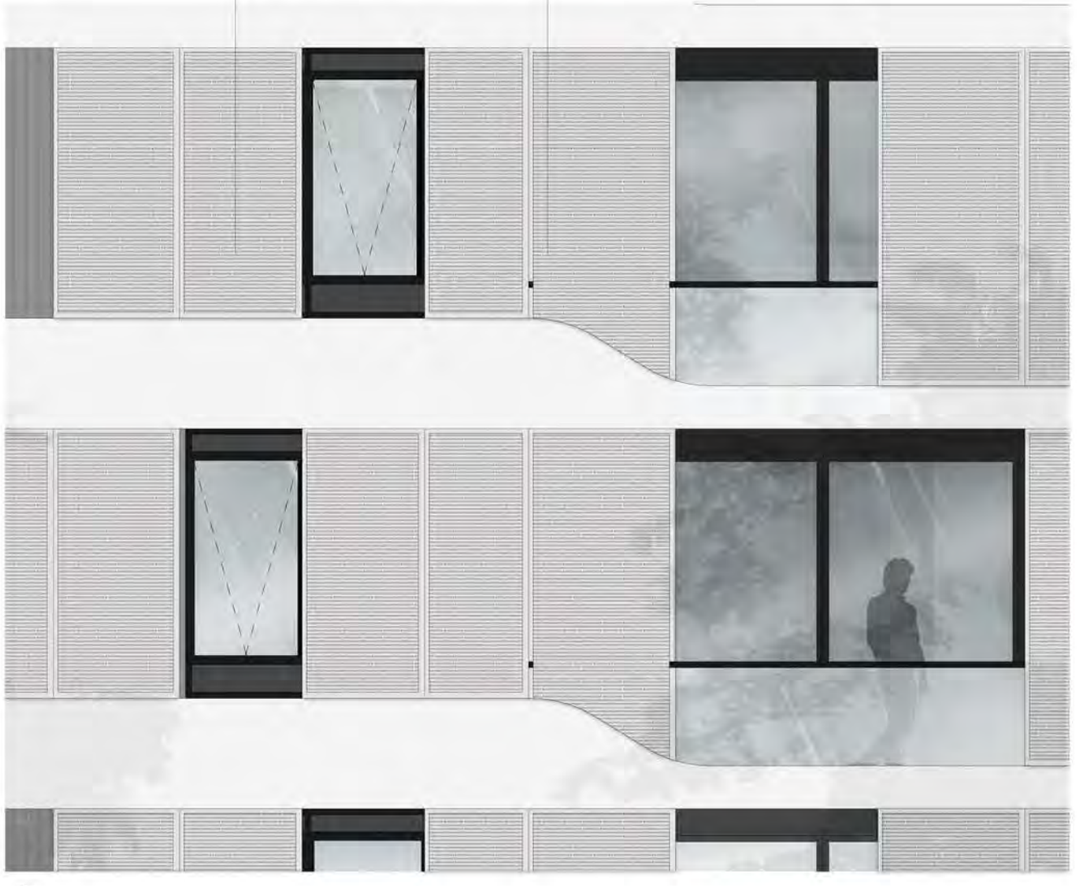
PF1	OFF-WHITE PAINT FINISH
PF2	DARK COLOUR 'MONUMENT' PAINT FINISH
BR1	DARK RED/BROWN TONE BRICK
BR2	DARK RED/BROWN TONE BRICK PERFORATION EXPRESSED
BR3	OFF-WHITE TONE BRICK
BR4	OFF-WHITE TONE BRICK PERFORATION EXPRESSED
CR1	PRECAST CONCRETE WITH NAWKAW OFF-WHITE PENETRATING PAINT
FC1	EQUITONE LINES DARK
FC2	EQUITONE LINES LIGHT
FM1	FLAT MATT BLACK METAL FENCE / BALLUSTRADE
GL1	CLEAR GLASS
GL2	DARK GREY COLOURBACK GLASS
LV1	OFF-WHITE POWDERCOATED ALUMINIUM LOUVRES
LV2	OFF WHITE PERFORATED SCREEN
PC1	OFF-WHITE POWDRECOATED ALUMINIUM
PC2	FLAT MATT BLACK POWDERCOATED ALUMINIUM
PC3	BRONZE COLOUR POWDERCOATED ALUMINIUM
TF1	TIMBERLOOK FINISH BATTEN SCREEN (INTERIORS LOBBY)
TF2	TIMBERLOOK FINISH PANEL (ENTRY LOBBY)

FACADE DETAIL - BLD E WESTERN FACADE



1 PLAN - LEVEL 4
SCALE: 1:25@A1



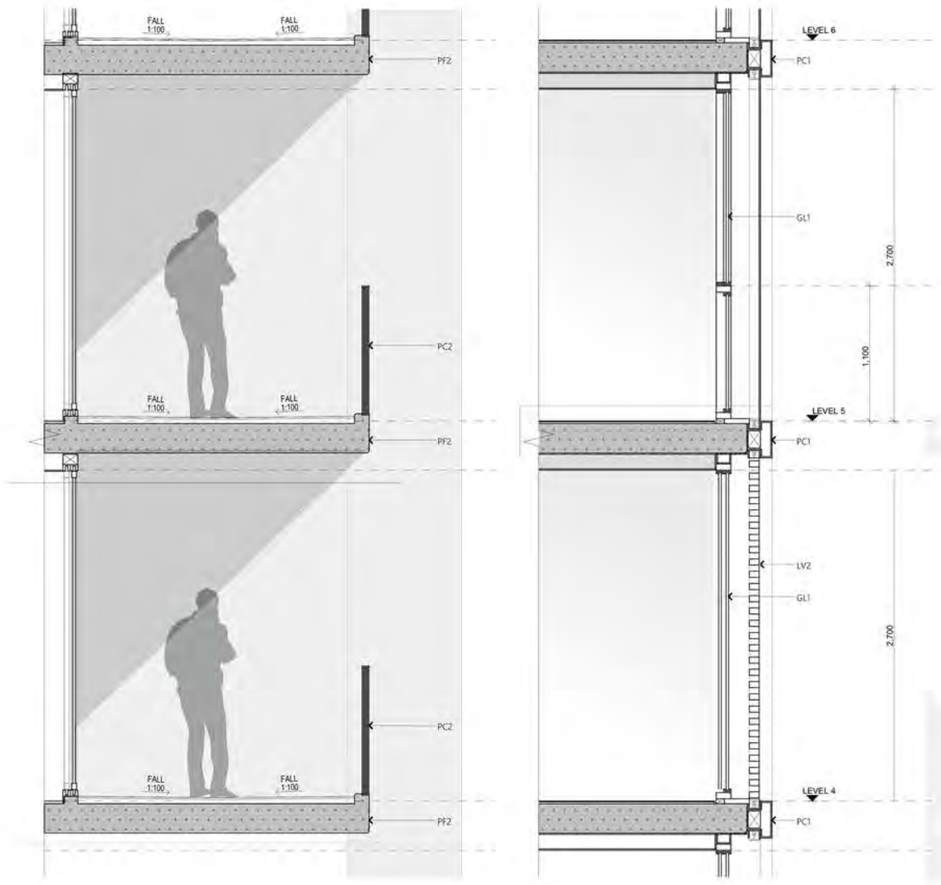


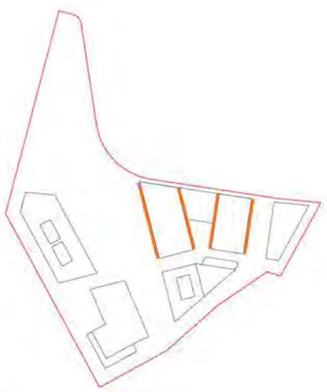
PF1	OFF-WHITE PAINT FINISH
PF2	DARK COLOUR "MONUMENT" PAINT FINISH
BR1	DARK RED/BROWN TONE BRICK
BR2	DARK RED/BROWN TONE BRICK PERFORATION EXPRESSED
BR3	OFF-WHITE TONE BRICK
BR4	OFF-WHITE TONE BRICK PERFORATION EXPRESSED
CR1	PRECAST CONCRETE WITH NAWKAW OFF-WHITE PENETRATING PAINT
FC1	EQUITONE LINES DARK
FC2	EQUITONE LINES LIGHT
FM1	FLAT MATT BLACK METAL FENCE / BALLUSTRADE
GL1	CLEAR GLASS
GL2	DARK GREY COLOURBACK GLASS
LV1	OFF-WHITE POWDERCOATED ALUMINIUM LOUVRES
LV2	OFF WHITE PERFORATED SCREEN
PC1	OFF-WHITE POWDRECOATED ALUMINIUM
PC2	FLAT MATT BLACK POWDERCOATED ALUMINIUM
PC3	BRONZE COLOUR POWDERCOATED ALUMINIUM
TF1	TIMBERLOOK FINISH BATTEN SCREEN (INTERIORS LOBBY)
TF2	TIMBERLOOK FINISH PANEL (ENTRY LOBBY)

EXTERNAL GLAZING CALCULATION (TYPICAL 2 BED UNIT)	
TOTAL EXTERNAL AREA:	35.5 m^2
TOTAL GLAZING AREA:	20.97 m^2
TOTAL SOLID AREA:	14.53 m^2
TOTAL EXTERNAL SCREEN AREA (50%):	1.05 m^2
ACHIEVED RATIO:	59% Glazing 41% Solid
TARGET RATIO:	60% Glazing 40% Solid

FACADE DETAIL - BLD B TOWER FACADE

1 PLAN - LEVEL 7
SCALE: 1:25@A1





PF1 OFF-WHITE PAINT FINISH
PF2 DARK COLOUR "MONUMENT" PAINT FINISH
BR1 DARK RED/BROWN TONE BRICK
BR2 DARK RED/BROWN TONE BRICK PERFORATION EXPRESSED
BR3 OFF-WHITE TONE BRICK
BR4 OFF-WHITE TONE BRICK PERFORATION EXPRESSED

CR1 PRECAST CONCRETE WITH NAWKAW OFF-WHITE PENETRATING PAINT

FC1 EQUITONE LINES DARK
FC2 EQUITONE LINES LIGHT
FM1 FLAT MATT BLACK METAL FENCE / BALLUSTRADE

GL1 CLEAR GLASS
GL2 DARK GREY COLOURBACK GLASS

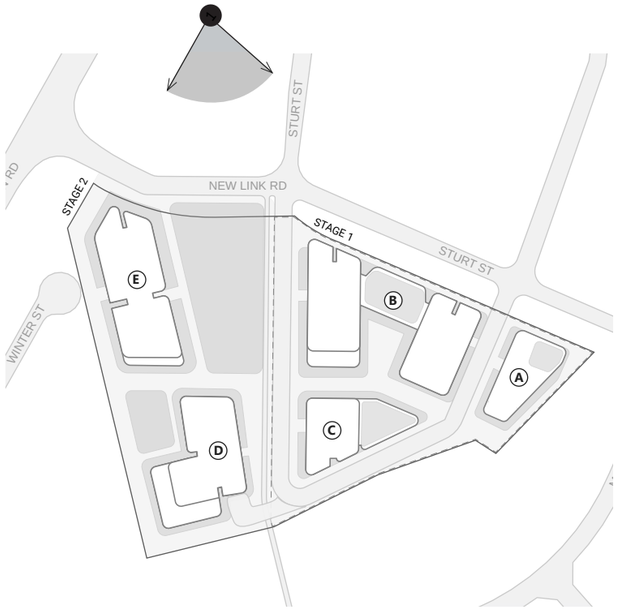
LV1 OFF-WHITE POWDERCOATED ALUMINIUM LOUVRES
LV2 OFF WHITE PERFORATED SCREEN

PC1 OFF-WHITE POWDRECOATED ALUMINIUM
PC2 FLAT MATT BLACK POWDERCOATED ALUMINIUM
PC3 BRONZE COLOUR POWDERCOATED ALUMINIUM

TF1 TIMBERLOOK FINISH BATTEN SCREEN (INTERIORS LOBBY)
TF2 TIMBERLOOK FINISH PANEL (ENTRY LOBBY)

EXTERNAL GLAZING CALCULATION (TYPICAL 2 BED UNIT)	
TOTAL EXTERNAL AREA:	32.24 m²
TOTAL GLAZING AREA:	18.77 m²
TOTAL SOLID AREA:	13.17 m²
TOTAL EXTERNAL SCREEN AREA (50%):	9.18 m²
ACHIEVED RATIO:	58% Glazing 42% Solid
TARGET RATIO:	60% Glazing 40% Solid

PARK VIEW



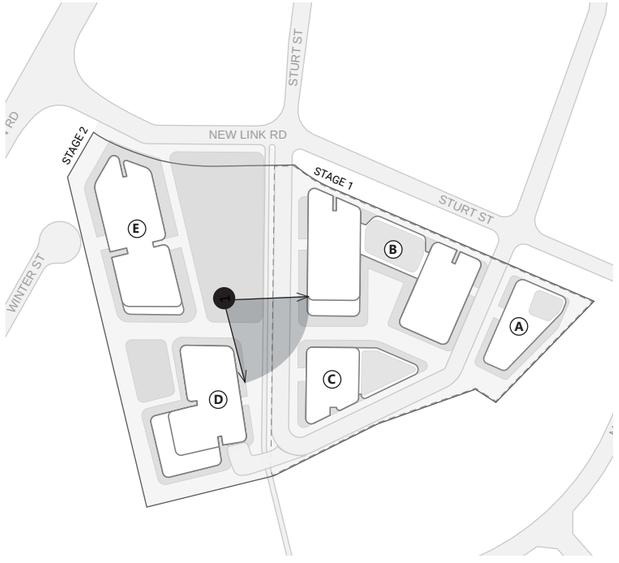
TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO.	20320
DATE	28/03/2022
SCALE	NTS

plus architecture

PUBLIC PARK VIEW



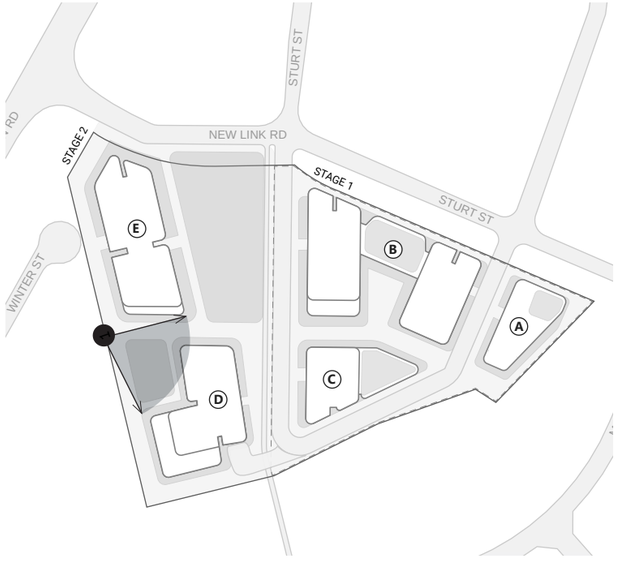
TELOPEA RESIDENTIAL - STAGE 1A

RESIDENTIAL DESIGN

JOB NO.	20320
DATE	28/03/2022
SCALE	NTS

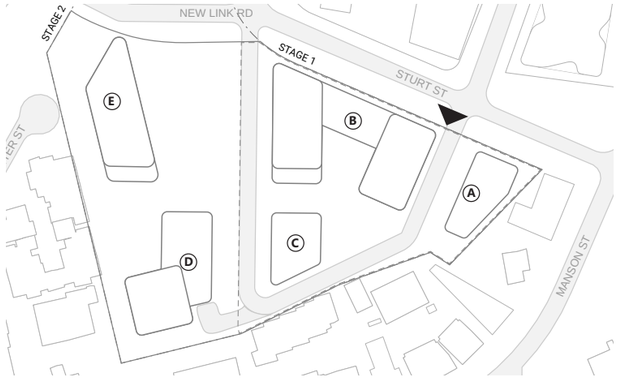
plus architecture

COMMUNAL AREA VIEW



THE PROPOSAL

05 ELEVATIONS

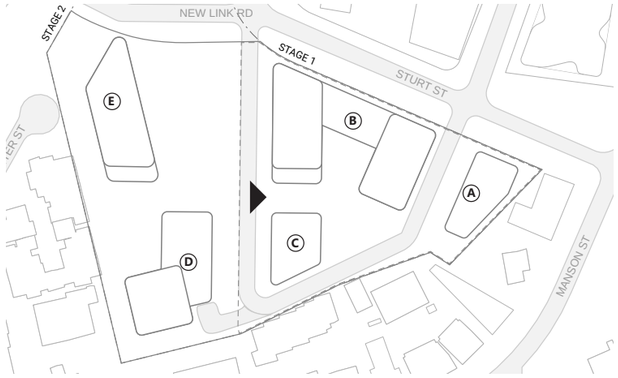


STURT STREET ELEVATION

The building composition along Sturt Street is strongly articulated and composed to express a range of separate building forms which step down the relatively steep topography. The brick base plays a key role in achieving this. The deep recess in the elevation of the various buildings helps to reduce the length of the building, create a stepping effect when seen from the street. The façade expression of the buildings along Sturt Street defineS the urban character along the street.

FINISHES LEGEND:

PF1	OFF-WHITE PAINT FINISH
PF2	DARK COLOUR 'MONUMENT' PAINT FINISH
BR1	DARK RED/BROWN TONE BRICK
BR2	DARK RED/BROWN TONE BRICK PERFORATION EXPRESSED
BR3	OFF-WHITE TONE BRICK
BR4	OFF-WHITE TONE BRICK PERFORATION EXPRESSED
CR1	PRECAST CONCRETE WITH NAWKAW OFF-WHITE PENETRATING PAINT
FC1	EQUITONE LINES DARK
FC2	EQUITONE LINES LIGHT
FM1	FLAT MATT BLACK METAL FENCE / BALLUSTRADE
GL1	CLEAR GLASS
GL2	DARK GREY COLOURBACK GLASS
LV1	OFF-WHITE POWDERCOATED ALUMINIUM LOUVRES
LV2	OFF WHITE PERFORATED SCREEN
PC1	OFF-WHITE POWDRECOATED ALUMINIUM
PC2	FLAT MATT BLACK POWDERCOATED ALUMINIUM
PC3	BRONZE COLOUR POWDERCOATED ALUMINIUM
TF1	TIMBERLOOK FINISH BATTEN SCREEN (INTERIORS LOBBY)
TF2	TIMBERLOOK FINISH PANEL (ENTRY LOBBY)



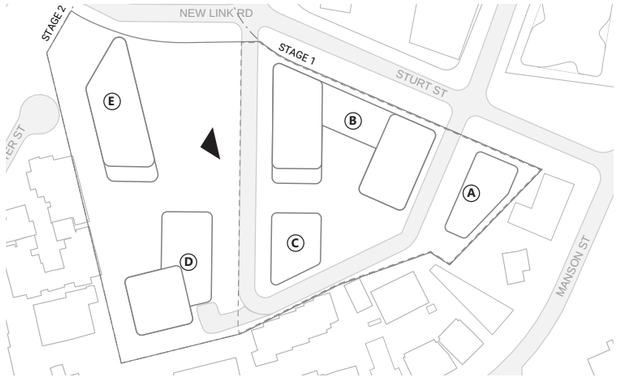
STAGE 1 WEST ELEVATION

The building façades of building B and C frame the eastern edge of the public link and new road which express the transition from north to south. The northern building façade frames the public park and faces west. The brick base carries the built form over using a variety of form and expression to create a dynamic response to the natural settings defined by the trees. The perforated screens to the building help to filter the views and ensure privacy whilst dealing with the western sun.

Along the south the proportions of the building and material expression change to respond to the change of scale and character as well as the closer proximity to adjacent building form. The brick base of the building changes in its expression to relate to the immediate context and respond to the reduced scale of the space. The buildings over are sculptural brick with a patterning of windows and balcony zones with hit and miss brick screens to control the residents in relation to privacy and sun control.

FINISHES LEGEND:

PF1	OFF-WHITE PAINT FINISH
PF2	DARK COLOUR 'MONUMENT' PAINT FINISH
BR1	DARK RED/BROWN TONE BRICK
BR2	DARK RED/BROWN TONE BRICK PERFORATION EXPRESSED
BR3	OFF-WHITE TONE BRICK
BR4	OFF-WHITE TONE BRICK PERFORATION EXPRESSED
CR1	PRECAST CONCRETE WITH NAWKAW OFF-WHITE PENETRATING PAINT
FC1	EQUITONE LINES DARK
FC2	EQUITONE LINES LIGHT
FM1	FLAT MATT BLACK METAL FENCE / BALLUSTRADE
GL1	CLEAR GLASS
GL2	DARK GREY COLOURBACK GLASS
LV1	OFF-WHITE POWDERCOATED ALUMINIUM LOUVRES
LV2	OFF WHITE PERFORATED SCREEN
PC1	OFF-WHITE POWDRECOATED ALUMINIUM
PC2	FLAT MATT BLACK POWDERCOATED ALUMINIUM
PC3	BRONZE COLOUR POWDERCOATED ALUMINIUM
TF1	TIMBERLOOK FINISH BATTEN SCREEN (INTERIORS LOBBY)
TF2	TIMBERLOOK FINISH PANEL (ENTRY LOBBY)



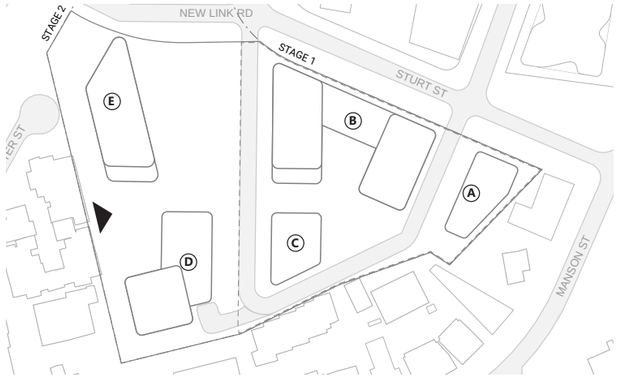
STAGE 2 EAST ELEVATION

The building façade which frames the western edge of the public lpark has a very different expression through its horizontals alternate layering of balustrading. The building form creates a dynamic change in orientation along this edge following the position of existing trees and the natural desire line of the public link through the site. The northern building façade frames the public park and faces north. The two storey brick base carries the built form over which creates a dynamic response to the natural settings defined by the trees.

Along the south the proportions of the building and material expression change to respond to the the public link passing through as well as the closer proximity to adjacent building form. The southern building D stands conceptually within the park and becomes a key focal point when passing through the site. The strongly expressed vertical blades reflect the layering of the trees and float over the landscape layers.

FINISHES LEGEND:

PF1	OFF-WHITE PAINT FINISH
PF2	DARK COLOUR 'MONUMENT' PAINT FINISH
BR1	DARK RED/BROWN TONE BRICK
BR2	DARK RED/BROWN TONE BRICK PERFORATION EXPRESSED
BR3	OFF-WHITE TONE BRICK
BR4	OFF-WHITE TONE BRICK PERFORATION EXPRESSED
CR1	PRECAST CONCRETE WITH NAWKAW OFF-WHITE PENETRATING PAINT
FC1	EQUITONE LINES DARK
FC2	EQUITONE LINES LIGHT
FM1	FLAT MATT BLACK METAL FENCE / BALLUSTRADE
GL1	CLEAR GLASS
GL2	DARK GREY COLOURBACK GLASS
LV1	OFF-WHITE POWDERCOATED ALUMINIUM LOUVRES
LV2	OFF WHITE PERFORATED SCREEN
PC1	OFF-WHITE POWDRECOATED ALUMINIUM
PC2	FLAT MATT BLACK POWDERCOATED ALUMINIUM
PC3	BRONZE COLOUR POWDERCOATED ALUMINIUM
TF1	TIMBERLOOK FINISH BATTEN SCREEN (INTERIORS LOBBY)
TF2	TIMBERLOOK FINISH PANEL (ENTRY LOBBY)

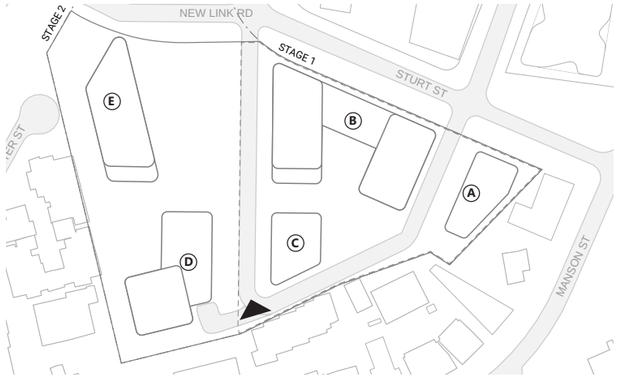


STAGE 2 WEST ELEVATION

The buildings along the western edge of the site step in and out to ensure some of the important trees along this perimeter are maintained and become part of the communal areas. The trees help to buffer the proposed scale of the development to the existing small grain urban context and to create a shared amenity between the buildings. The buildings use a strongly expressed brick base to create a scale relationship to the existing context and through angles within the plan, combined with the articulation within the buildings and the roofscape, create a dynamic overall composition of form and expression. There is a strong variety of buliding expression between building D and E to ensure visual relieve within the overall composition.

FINISHES LEGEND:

PF1	OFF-WHITE PAINT FINISH
PF2	DARK COLOUR 'MONUMENT' PAINT FINISH
BR1	DARK RED/BROWN TONE BRICK
BR2	DARK RED/BROWN TONE BRICK PERFORATION EXPRESSED
BR3	OFF-WHITE TONE BRICK
BR4	OFF-WHITE TONE BRICK PERFORATION EXPRESSED
CR1	PRECAST CONCRETE WITH NAWKAW OFF-WHITE PENETRATING PAINT
FC1	EQUITONE LINES DARK
FC2	EQUITONE LINES LIGHT
FM1	FLAT MATT BLACK METAL FENCE / BALLUSTRADE
GL1	CLEAR GLASS
GL2	DARK GREY COLOURBACK GLASS
LV1	OFF-WHITE POWDERCOATED ALUMINIUM LOUVRES
LV2	OFF WHITE PERFORATED SCREEN
PC1	OFF-WHITE POWDRECOATED ALUMINIUM
PC2	FLAT MATT BLACK POWDERCOATED ALUMINIUM
PC3	BRONZE COLOUR POWDERCOATED ALUMINIUM
TF1	TIMBERLOOK FINISH BATTEN SCREEN (INTERIORS LOBBY)
TF2	TIMBERLOOK FINISH PANEL (ENTRY LOBBY)



STAGE 2 SOUTH ELEVATION

The buildings along the western edge of the site step in and out to ensure some of the important trees along this perimeter are maintained and become part of the communal areas. The trees help to buffer the proposed scale of the development to the existing small grain urban context and to create a shared amenity between the buildings. The buildings use a strongly expressed brick base to create a scale relationship to the existing context and through angles within the plan, combined with the articulation within the buildings and the roofscape, create a dynamic overall composition of form and expression. Although there is variety of architectural expression, the facade materiality across the overall composition brings these elevations in balance.

FINISHES LEGEND:

PF1	OFF-WHITE PAINT FINISH
PF2	DARK COLOUR 'MONUMENT' PAINT FINISH
BR1	DARK RED/BROWN TONE BRICK
BR2	DARK RED/BROWN TONE BRICK PERFORATION EXPRESSED
BR3	OFF-WHITE TONE BRICK
BR4	OFF-WHITE TONE BRICK PERFORATION EXPRESSED
CR1	PRECAST CONCRETE WITH NAWKAW OFF-WHITE PENETRATING PAINT
FC1	EQUITONE LINES DARK
FC2	EQUITONE LINES LIGHT
FM1	FLAT MATT BLACK METAL FENCE / BALLUSTRADE
GL1	CLEAR GLASS
GL2	DARK GREY COLOURBACK GLASS
LV1	OFF-WHITE POWDERCOATED ALUMINIUM LOUVRES
LV2	OFF WHITE PERFORATED SCREEN
PC1	OFF-WHITE POWDRECOATED ALUMINIUM
PC2	FLAT MATT BLACK POWDERCOATED ALUMINIUM
PC3	BRONZE COLOUR POWDERCOATED ALUMINIUM
TF1	TIMBERLOOK FINISH BATTEN SCREEN (INTERIORS LOBBY)
TF2	TIMBERLOOK FINISH PANEL (ENTRY LOBBY)