

**ARCHITECTURAL DESIGN REPORT**  
**Melrose Park South - East - Block 4**  
**112 Wharf Rd and 30 & 32 Waratah St,**  
**Melrose Park**

## Acknowledgment of Country

Fuse Architects would like to acknowledge the traditional custodians of the land on which we live and practice, and pay our respects to elders, past, present and future. In particular, we would like to acknowledge the 60,000+ years of continuous engagement of this land by Aboriginal and Torres straight culture.

The journey of Aboriginal and Torres Strait islander people and their knowledge of this land is incredibly rich - its importance to the future of our country should never be underestimated.

---

## Disclaimer

The scheme (drawings documents information and materials) contained within this brochure have been prepared by Fuse Architecture Pty Ltd solely for the purpose of providing information about potential schemes. The materials should not be considered to be error free or to include all relevant information. Nothing in this brochure in any way constitutes advice or a representation by Fuse Architects nor does the transmission or sending of these materials create any contractual relationship. Neither Fuse Architects nor any of its officers, employees, agents or contractors, will be liable for any direct or indirect loss or damage you may suffer or incur arising directly or indirectly from the use of any materials from this brochure. Fuse Architects retains copyright and all present and future moral rights in all intellectual property in all the materials authored by it and in any works executed from these drawings and documents. Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor.

---

FUSE ARCHITECTS  
ABN 81 612 046 643  
STUDIO 64  
61 MARLBOROUGH STREET  
SURRY HILLS NSW 2010  
T +612 8278 7156  
MAIL@FUSEARCHITECTS.COM.AU  
FUSEARCHITECTS.COM.AU

**Project Address** 112 Wharf Road, 30 & 32 Waratah Street,  
Melrose Park NSW 2114

**Project Number** 2439  
**Phase** State Significant Development Application  
**Version** -  
**Date Issued** 09.02.2026  
**Prepared by** VCA/DC  
**Checked by** VCA/AA

---

Version	Amendment	Date
A	SSDA SUBMISSION	04.04.2025
B	ISSUE FOR RFI RESPONSE	09.02.2026



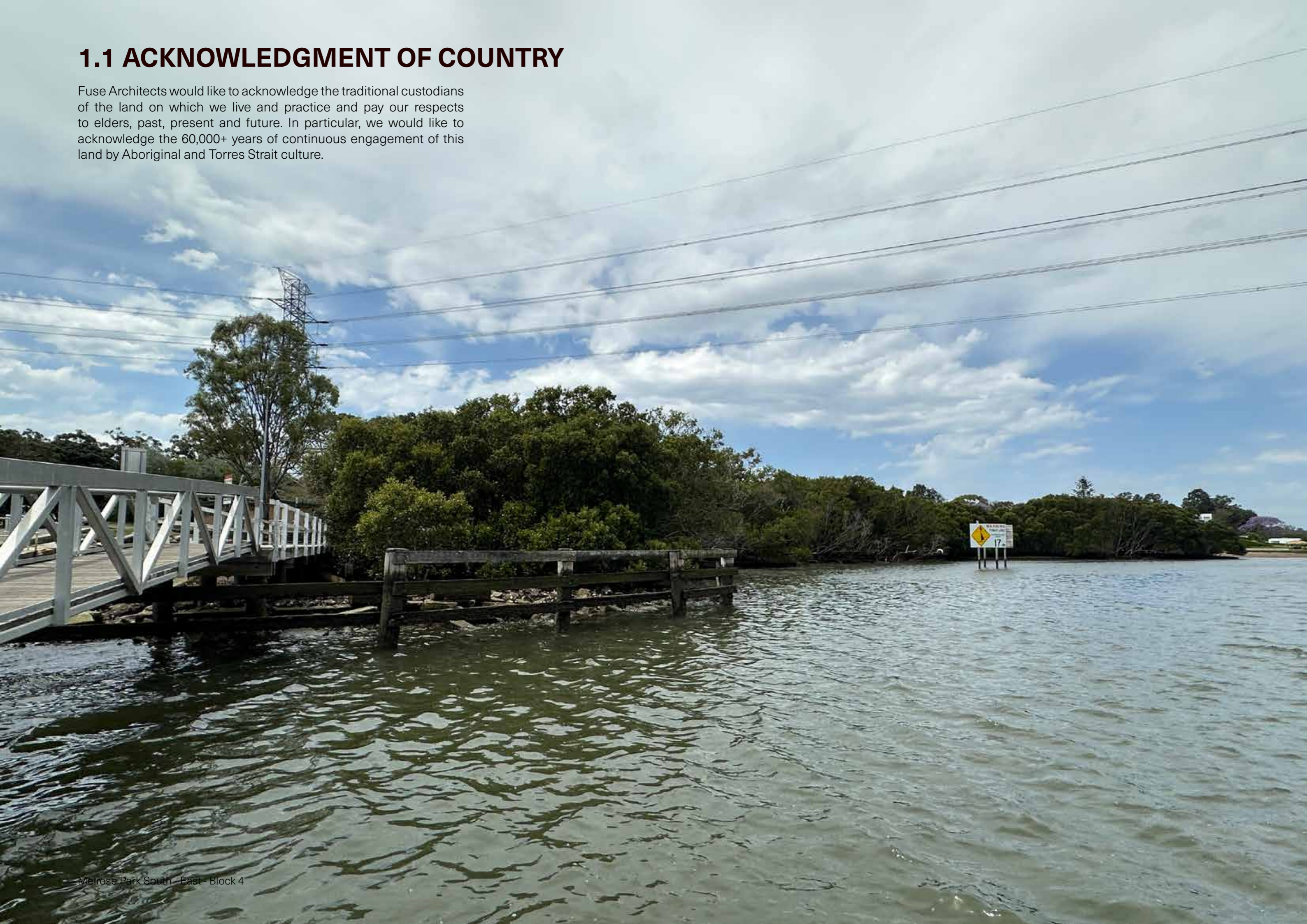
# CONTENTS

<b>1</b>	<b>Introduction</b>	1.1 Acknowledgment to Country 1.2 Purpose of this Report 1.3 Executive Summary
<b>2</b>	<b>The Site</b>	2.1 Location 2.2 Local Character 2.3 Future Character 2.4 Context Analysis
<b>3</b>	<b>Site Analysis</b>	3.1 Site Analysis 3.2 Context Photographs 3.3 Site Photographs
<b>4</b>	<b>Concept</b>	4.1 Design Principles 4.2 Key Massing Moves 4.3 Planning Approach 4.4 Apartment Design 4.5 Universal Design
<b>5</b>	<b>Facade Design</b>	5.1 Facade Massing Articulation 5.2 Elevations 5.3 Facade Concept 5.4 Materiality Principles 5.5 Indicative Facade Approach 5.6 Materials + Finishes 5.7 CGI Views
<b>6</b>	<b>Appendices</b>	6.1 Appendix 01- DRP Summary 6.2 Appendix 02- Amenity Analysis 6.3 Appendix 03 LEP Height Plane Diagram 6.4 Appendix 04 GFA + Open Space Analysis 6.5 Appendix 05 Development Summary + Acc Schedule 6.6 Appendix 06 SEPP 65 Principles Statement 6.7 Appendix 07 SEPP 65 Compliance Schedule 6.8 Appendix 08 Better Places

# INTRODUCTION

## 1.1 ACKNOWLEDGMENT OF COUNTRY

Fuse Architects would like to acknowledge the traditional custodians of the land on which we live and practice and pay our respects to elders, past, present and future. In particular, we would like to acknowledge the 60,000+ years of continuous engagement of this land by Aboriginal and Torres Strait culture.



# 1.2 PURPOSE OF THIS REPORT

Application number: -  
Project name: Melrose Park South- East  
Location: 112 Wharf Road, 30 & 32 Waratah Street  
Melrose Park NSW 2114  
Applicant: Wharf and Hughes Developments Pty Ltd

Melrose Park South – East is a mixed-use development located at the addresses 112 Wharf Road, 30 & 32 Waratah Street, Melrose Park NSW 2114, on land zoned as R4 high-density residential and RE1 Public Recreation under the Parramatta Local Environmental Plan 2023.

The site is located within the City of Parramatta LGA and is bounded by industrial properties to the west, Mary Street to the north, Wharf Road to the east, Waratah Street to the southeast, and Ermington Bay to the south, and is approximately 4.2ha.

The site is predominantly characterised by industrial development with warehouse like buildings proposed to be demolished under a separate development application (DA/75/2024). The surrounding area is a mix of industrial, recreational, educational infrastructure and low-density residential. There are a number of green spaces within a 1km radius of the site, including Archer Park, George Kendall Riverside Park, and Meadowbank Park, which has several sporting facilities.

The site has been identified for redevelopment as a part of the broader renewal planned for Melrose Park. This renewal will see the redevelopment of the precinct over time into a highly urban mixed use precinct.

This State Significant Development Application seeks consent for:

- Construction of a mixed use development comprising approximately 94,434sqm of Gross Floor Area in Melrose Park South – East;
- Basement carparking and servicing; and
- Landscaping, and construction of one new waterfront park.

A separate Infrastructure DA (DA/75/2024) is under assessment by City of Parramatta Council which seeks consent for:

- Demolition of existing structures and tree removal on site;
- Earthworks to form design levels of the proposed roads and basins and future development lots;
- Infrastructure and servicing to enable the future development sites including trunk stormwater and utilities; and
- Construction of footpaths and roads.

This infrastructure DA is an enabling DA which supports the SSDA. The matters considered under the SSDA works which are the subject of this report have been co-ordinated with the works under the Infrastructure DA.





## 2.1 LOCATION

The site is located at 112 Wharf Road, and 30 and 32 Waratah Street, Melrose Park, within the City of Parramatta Local Government Area (LGA). It forms part of a transitional precinct undergoing significant change as part of the broader urban renewal strategy for Melrose Park. This area is earmarked for increased density and a shift toward a high-density residential character, supported by Council's strategic planning objectives and amendments to local planning controls. The subject site, currently occupied by light industrial buildings, is proposed to be redeveloped for residential use, aligning with the area's evolving land use vision.

The locality is characterised by a mix of low-scale industrial, commercial, and emerging residential developments, reflecting the early stages of precinct regeneration. The surrounding context is described below:

### North:

Melrose Park Public school located to the north of the site, serves as an important educational and community anchor within the neighbourhood.

### East:

To the east, across Wharf Road, the site faces additional low-rise residential development interspersed with industrial sites that are also anticipated to be redeveloped. This eastern interface represents a key transition area within the precinct, where existing low-scale buildings are likely to give way to medium and high-density residential and mixed-use buildings under future planning proposals.

### South:

To the south, the site is bounded by light industrial uses and warehouse-style buildings, many of which are subject to rezoning and redevelopment. In addition, this southern boundary is close to sensitive ecological areas, including mangrove stands and foreshore vegetation, which play an important role in the site's environmental setting and will require appropriate buffers and protection as part of the development response.

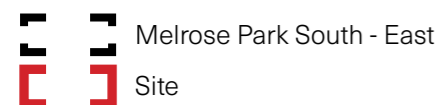
### West:

The site's western frontage is along Waratah Street. Existing industrial buildings directly west of the site are proposed to be demolished to make way for a new public park, improving local amenity and providing green open space for both existing and future residents. Beyond this, the site interfaces with a stretch of ecologically significant mangroves along the river foreshore. This western edge forms an important transition between the built environment and the natural landscape, offering opportunities for enhanced public access, ecological protection, and open space connectivity.



**Figure 1 Aerial Image of the Site**

Source: Nearmaps



Melrose Park South - East - Block 4

## 2.2 LOCAL CHARACTER

Melrose Park, Sydney, is a rapidly evolving suburb located in the western part of the city, straddling the local government areas of the City of Parramatta and City of Ryde. Historically, it was an industrial area, but in recent years, it has been undergoing significant redevelopment, transforming into a modern residential hub.

### Residential & Urban Development

Traditionally, Melrose Park had a mix of older single-family homes and industrial sites. Recent large-scale developments are bringing high-rise apartments, contemporary townhouses, and mixed-use spaces, attracting young professionals and families. The suburb is experiencing a shift towards a high-density, urban lifestyle with new retail and community facilities.

### Green Spaces & Natural Environment

Melrose Park has access to parks and green spaces, including George Kendall Riverside Park along the Parramatta River, offering walking tracks, sports fields, and picnic areas. There is a focus on sustainability, with planned green initiatives such as tree-lined streets, cycle paths, and water-sensitive urban design.

### Community & Lifestyle

The new developments aim to create a vibrant, self-contained community with cafes, shops, and recreational areas. The area is attracting a diverse population, including young professionals, first-home buyers, and downsizers. Community engagement initiatives and events are emerging to foster a connected neighborhood atmosphere.

### Transport & Accessibility

Well-connected via Victoria Road, offering direct access to Parramatta and Sydney CBD. Public transport is improving, with buses and plans for future transport upgrades, including a proposed light rail extension. Proximity to Meadowbank Train Station and ferry services provides additional transport options.

### Commercial & Economic Growth

While traditionally industrial, many of the old commercial sites are being converted into residential and retail precincts. Nearby employment hubs, such as Parramatta, Macquarie Park, and Rhodes, make Melrose Park an attractive location for workers in these areas.



## 2.3 FUTURE CHARACTER

Melrose Park is set to become one of Sydney's most modern and well-planned urban communities, transforming from an industrial past into a high-density, mixed-use precinct with a strong focus on sustainability, connectivity, and lifestyle.

### Modern Residential Living

Melrose Park is evolving into a high-density residential hub with contemporary apartments that integrate retail, dining, and essential services. These developments will offer a mix of affordable and luxury housing, catering to young professionals, families, and downsizers.

### Sustainable & Green Development

The suburb will prioritise sustainability with energy-efficient buildings, solar power, and water-sensitive landscaping. Extensive parks, tree-lined streets, and dedicated cycling paths will enhance the quality of life while promoting an eco-friendly lifestyle.

### Enhanced Transport & Connectivity

Transport links will improve significantly with the proposed Parramatta Light Rail Stage 2 extension, upgraded bus networks, and better road access. Meadowbank Train Station and Ferry Wharf will continue to provide convenient commuting options to Sydney CBD and Parramatta.

### Vibrant Community & Lifestyle

Melrose Park will become a lifestyle hub with shopping precincts, cafes, and recreational facilities. Community events, markets, and entertainment spaces will foster a strong local identity, making it an attractive place to live and socialise.

### Economic Growth & Employment

The suburb's transformation will drive economic growth, with increased job opportunities in retail, hospitality, and professional services. Its proximity to Parramatta and Macquarie Park will attract working professionals, while co-working spaces and business hubs may support startups and entrepreneurs.



Source: AJC architects - Melrose Park North Rezoning 2022

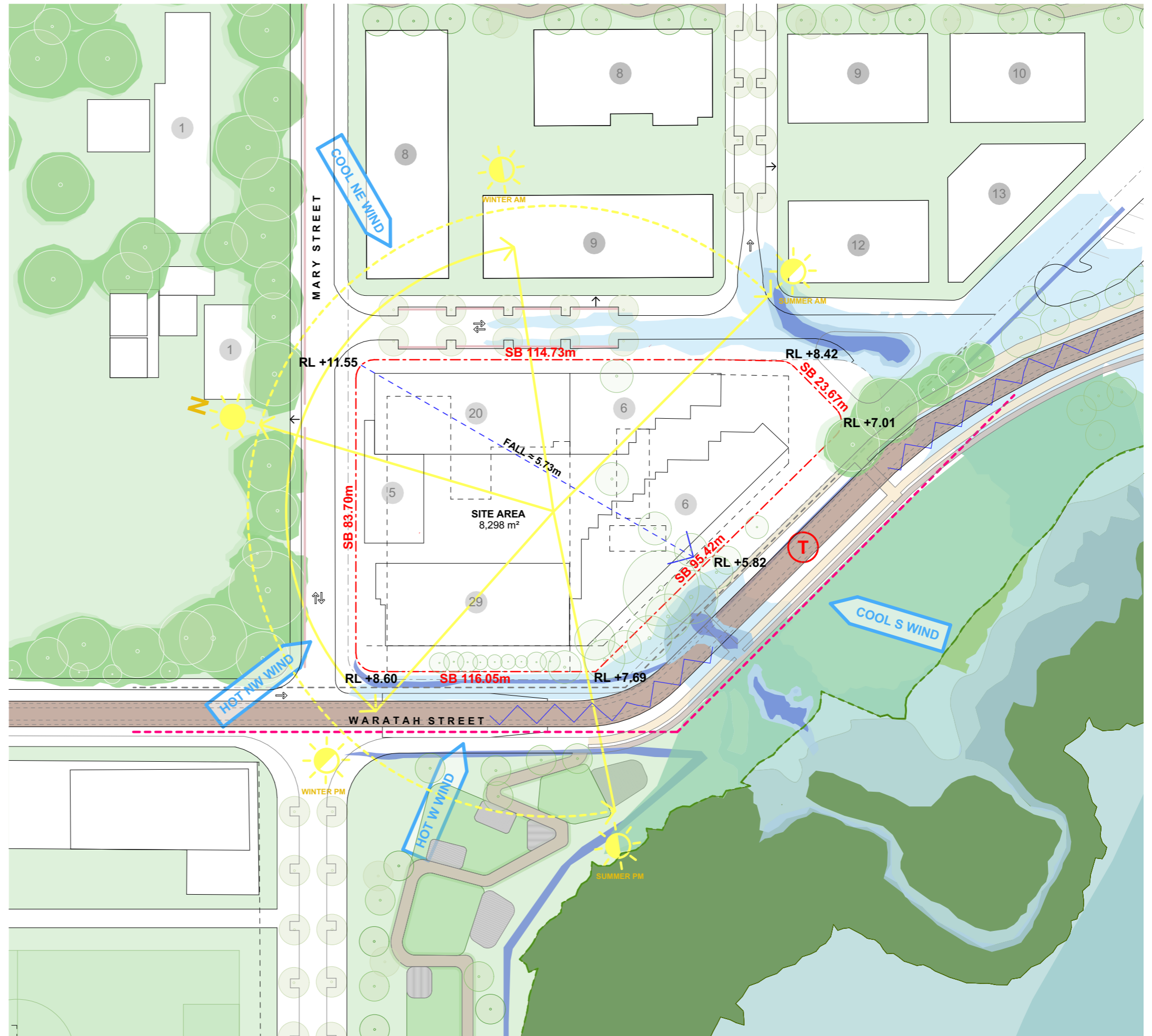
# 2.4 CONTEXT ANALYSIS

- HOLDMARK EAST BLOCK
- GOODMAN BLOCK
- SITE
- x FUTURE BUILT FORM (STOREYS)
- ESTUARINE MANGROVE FOREST
- COASTAL SALTMARSH
- NATIVE REGENERATION
- HERITAGE ZONE
- FUTURE ZONE
- LIGHT RAIL
- T FUTURE WARATAH ST LIGHT RAIL STOP
- F FERRY TERMINAL
- EXISTING SIGNIFICANT TREES
- EXISTING INSIGNIFICANT TREES
- PROPOSED POTENTIAL FUTURE TREES FOR PUBLIC DOMAIN
- MANGROVES





# 3.1 SITE ANALYSIS



- - - - - OIL/GAS FUEL LINE
- SITE
- ← FUTURE/EXISTING VEHICULAR ACCESS TO NEIGHBORING PROPERTIES
- x FUTURE BUILT FORM (STOREYS)
- ESTUARINE MANGROVE FOREST
- COASTAL SALT MARSH
- NATIVE REGENERATION
- - - - - FALL OF TERRAIN
- STREET PARKING ZONE

## 3.2 CONTEXT PHOTOGRAPHS



### 3.3 SITE PHOTOGRAPHS



# 4 CONCEPT

# 4.1 DESIGN PRINCIPLES

## Architecture as a Living Connection

The project envisions architecture not merely as built form but as a living connection—a design that brings together sky, landscape, water, and people in a seamless, interwoven experience. This vision rests on a profound respect for the environment and an acknowledgment of the elemental forces that shape life. By engaging deeply with the natural world, the project offers spaces that feel integral to the land, where every line, volume, and surface becomes a gesture of connection.

This is architecture as presence—one that is attuned to the subtle rhythms of light and shadow, the flow of water, the contours of the landscape, and the needs of a growing urban context. The project does not stand apart but melds with its environment, establishing a harmony that speaks to the future of Melrose Park as a community connected to its surroundings and to each other. This design moves beyond a conventional urban form; it is a responsive, dynamic entity that resonates with the land's natural and evolving characteristics.



# 4.1 DESIGN PRINCIPLES

## The Architecture of Flow and Light

In Melrose Park, the sky is a central architectural element, not a distant backdrop. The design carves out views of the sky, opening up sightlines that allow natural light to cascade through the spaces, connecting each area to the expansive horizon. By embracing the sky, the architecture achieves a sense of openness, with buildings that seem to breathe in the sunlight, creating spaces that feel alive and boundless. This relationship with the sky is fundamental, shaping the project's spatial experience and establishing an uplifting rhythm of light and shadow across its surfaces.

Landscape, in this vision, is the foundation of form and flow. The architecture does not impose on the landscape but rather grows from it, integrating terraces, courtyards, and open planes that mirror the contours and textures of the land. Terraced edges extend from the podium and tower, offering private and communal spaces that feel as if they are part of the ground itself, blending structured form with the organic landscape. This fluidity with the land creates spaces that feel grounded, spaces where the architecture becomes an expression of the site's unique topography.

Water, however, is where the architecture truly comes alive. Through the concept of Slow Water, the project establishes an on-site hydrological flow that mirrors the natural water cycles of the area. Rainwater is captured and moves slowly across terraces, through landscaped bioretention zones, and into the heart of the site, creating a quiet yet constant presence of water. This flow integrates with the architecture, where water becomes a cleansing, life-giving element that binds the project to the Parramatta River and its ecosystems. The result is an architecture that does not merely sit by the water but participates in it, enhancing water quality, supporting local biodiversity, and establishing a profound, cyclical connection with the land.



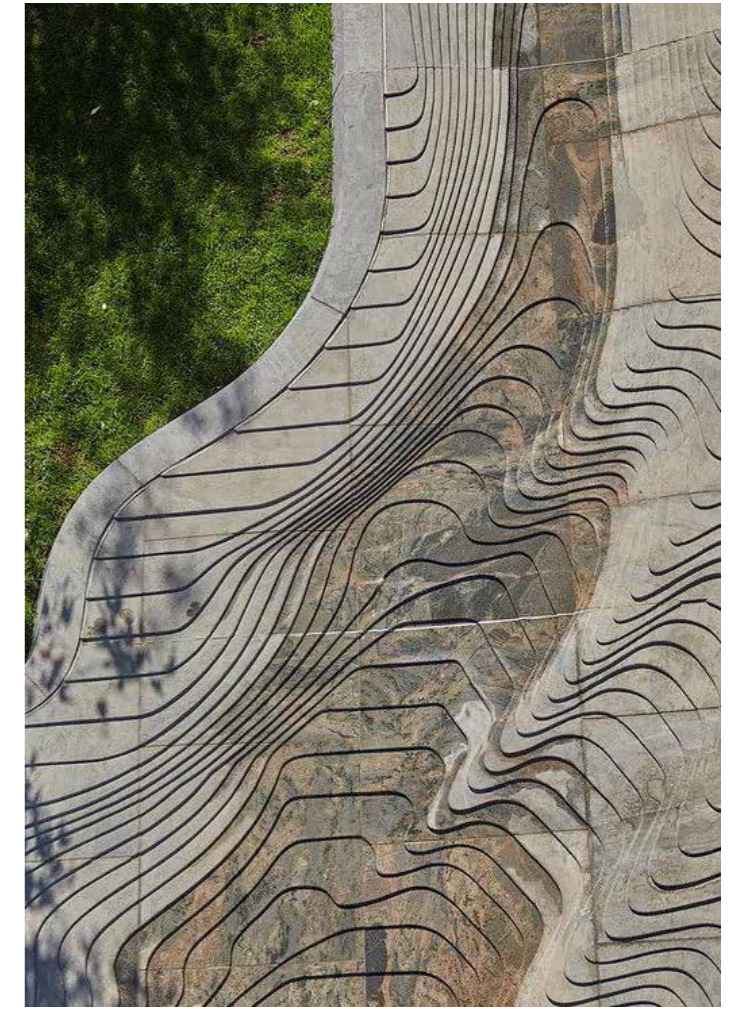
# 4.1 DESIGN PRINCIPLES

## People and Place: A Community in Harmony

At Melrose Park, architecture serves as the physical and social anchor for a connected community. The spaces within this project are designed as thresholds of interaction—between individuals, between residents and visitors, and between people and their environment. From small, intimate skygardens that offer moments of solitude, to larger, dynamic courtyards that draw the community together, the architecture fosters a range of interactions that nurture a sense of belonging. These communal spaces transcend traditional design, becoming places where people come together organically, drawn by the beauty and openness of their surroundings.

The central courtyard, with its integration of native planting and water-sensitive landscaping, is more than a gathering space; it is a living, breathing environment that changes with the seasons, offering new experiences and interactions as the year progresses. This courtyard serves as a core gathering point where the connection to landscape, sky, and water is immediate and palpable, creating a sensory experience that brings people into close contact with nature.

The architectural relationship with the street and nearby transit is similarly rooted in connection. Positioned near the light rail, the project's retail and social spaces create a natural gateway for both residents and the broader community. The design invites the public in, offering an active edge that transitions seamlessly from urban infrastructure to green, reflective spaces, positioning Melrose Park as a node of urban and social connectivity. This urban permeability enhances accessibility and strengthens ties with the surrounding city, making the project not just a residential complex but a shared civic space.



# 4.1 DESIGN PRINCIPLES

## An Architecture that Breathes with the Environment

The architectural language of the project is one of subtle dualities—of solid and transparent, of grounded and open, of structured and organic. Through a dual facade, the project balances practical considerations with aesthetic resonance, adapting to the nuances of sunlight, views, and the flow of air. The interior surfaces offer a grounded, earthy quality, connecting residents to the landscape, while the outer facades are defined by a kinetic, reflective veil that responds to the changing light and echoes the river's dynamic energy. This architectural expression is designed to evolve throughout the day, creating a living, breathing facade that resonates with its surroundings.

This approach to facade design embodies a delicate balance between the needs of privacy, shading, and openness, responding to the environment in a way that amplifies natural elements. The result is a layered architecture that feels both intimate and expansive, an ever-shifting boundary that reinforces the sense of place and the flow between indoor and outdoor spaces.

The proposal stands as an architectural statement of oneness—an integration of sky, landscape, water, and people, where each element is woven together in a continuous, harmonious flow. This project is more than a building; it is an experience, a place that lives and grows with its community, a piece of the land that reflects the potential of architecture to connect, sustain, and inspire.

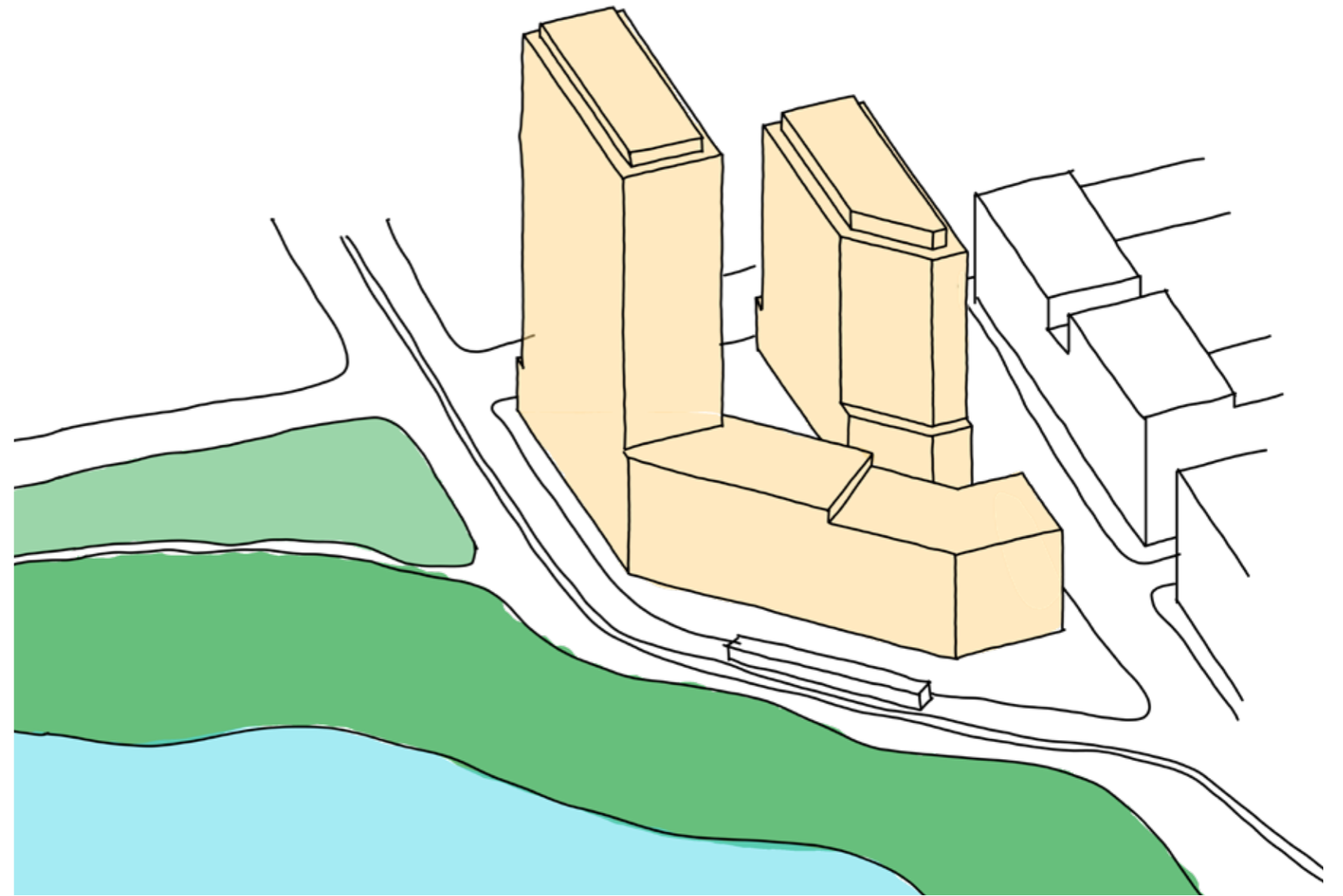


## 4.2 KEY MOVES

### Reference Mass

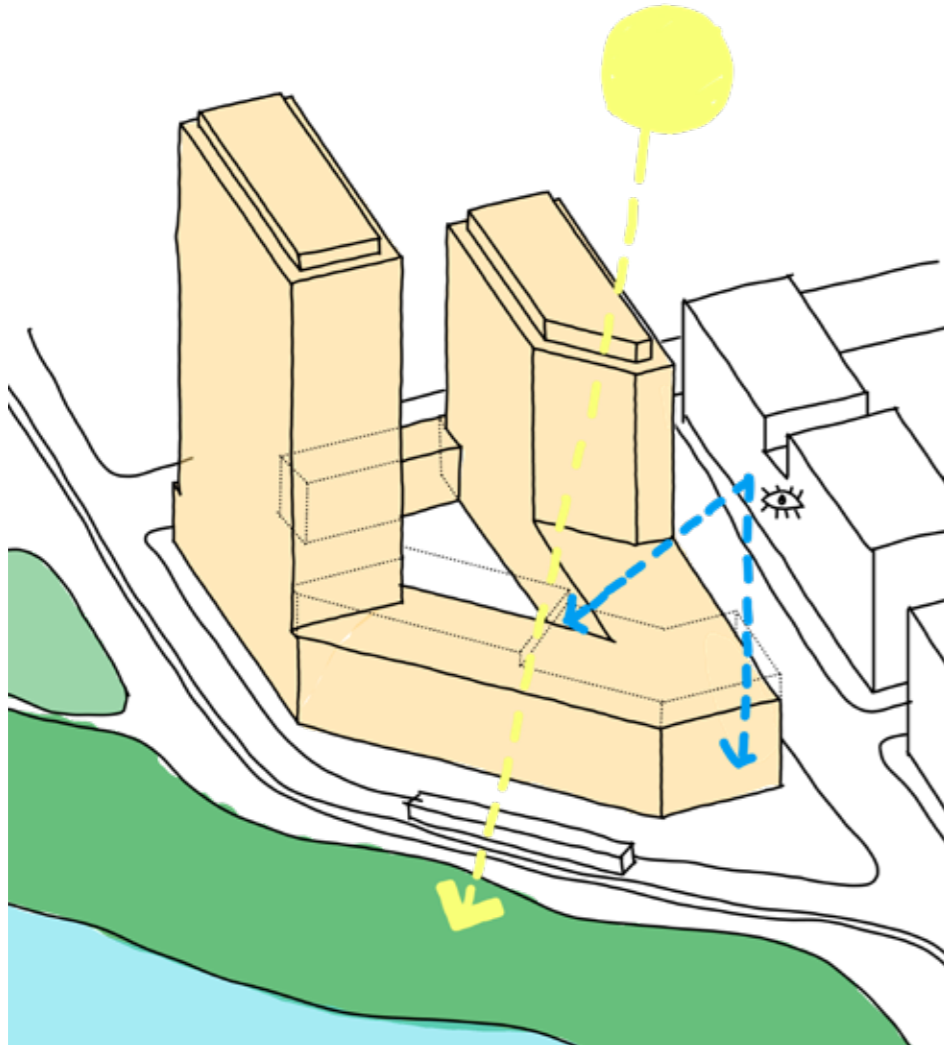
#### 1. Base Form

*The base form is derived from the proponent's reference scheme, featuring 30- and 18-story towers on a layered podium of 9, 8, 6, and 4 stories around a central courtyard. While this massing provides the necessary density, the placement of podium breaks along Mary Street and NSR6 creates a boundary that could feel more defined than desired, potentially limiting connectivity with future neighbouring developments.*



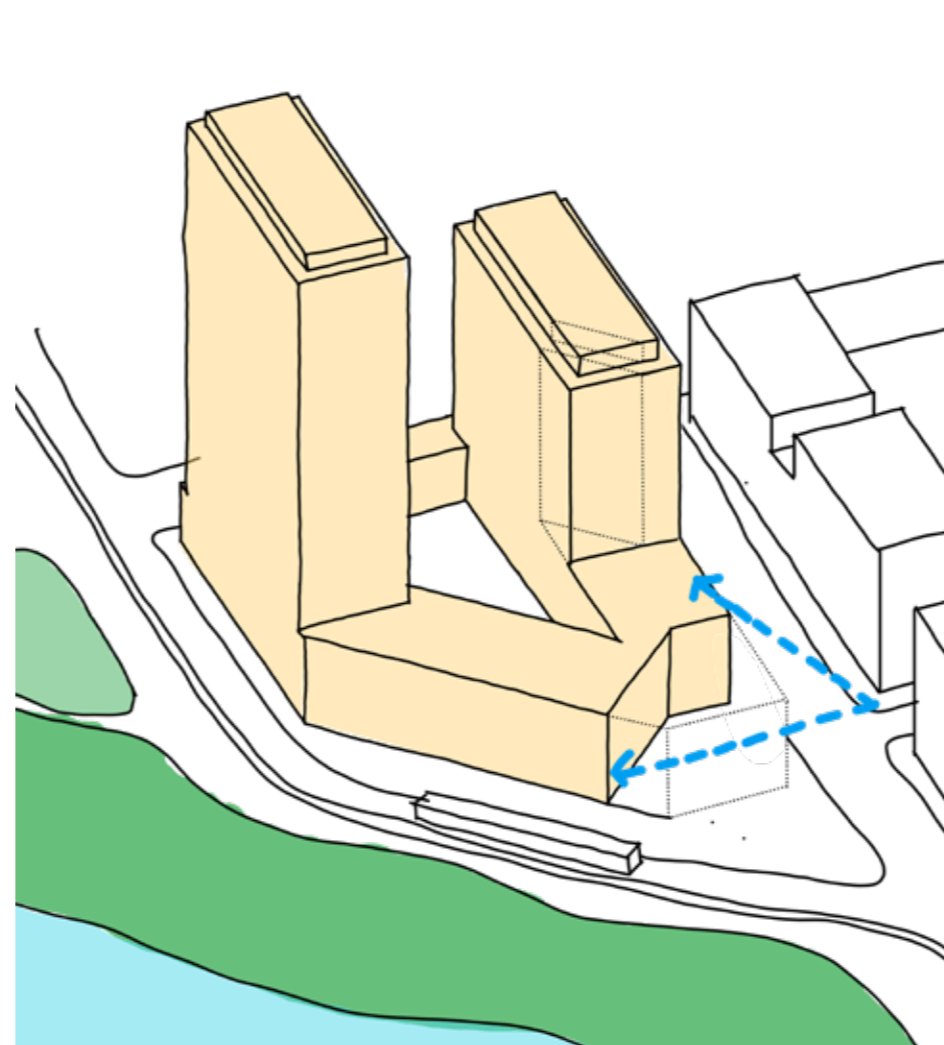
## 4.2 KEY MOVES

Responding to context



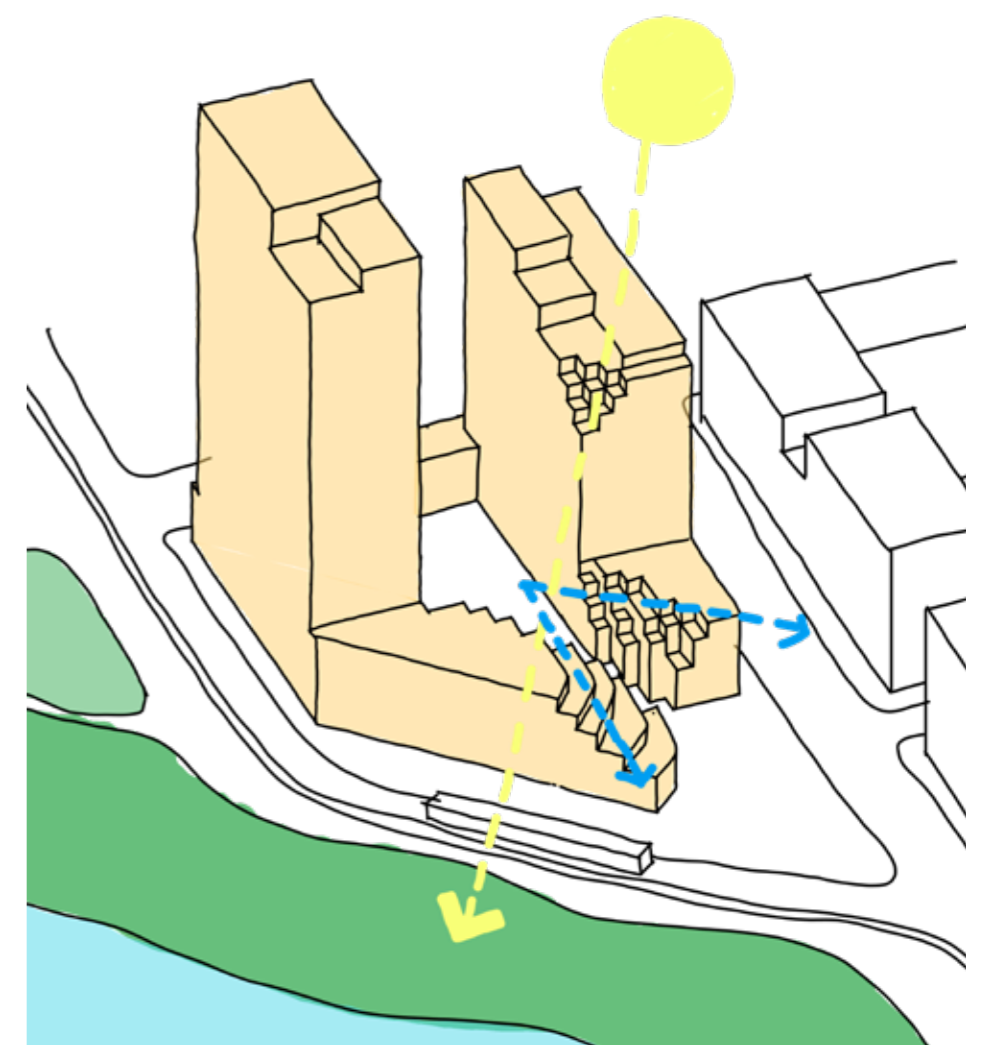
### 2. Mangrove Sun

Building height along the southern podium has been reduced from 9/8 to 6 stories, significantly minimising shadows cast on the critical mangrove foreshore, fostering solar access and a healthier ecosystem. This height reduction also enhances view sharing with neighbouring blocks within the Melrose Park South - East development, opening up sightlines toward the mangroves and riverfront. Additionally, reallocating height to a 5-story podium along Mary Street defines the street's edge more consistently with adjacent future forms, balancing visual access and ecological sensitivity.



### 3. Sky Vistas

Vistas to the sky are essential to the design, opening up views from neighbouring sites and key pedestrian paths. The southern podium massing is removed, enhancing sky views from the EWR 9 view corridor and the courtyard, while the relocation of built form creates an opening toward the river. This repositioning introduces a dynamic interplay of built and open space, reflecting the southern site's potential as a significant public space node at ground level, inviting a stronger connection between the riverfront and the urban environment.

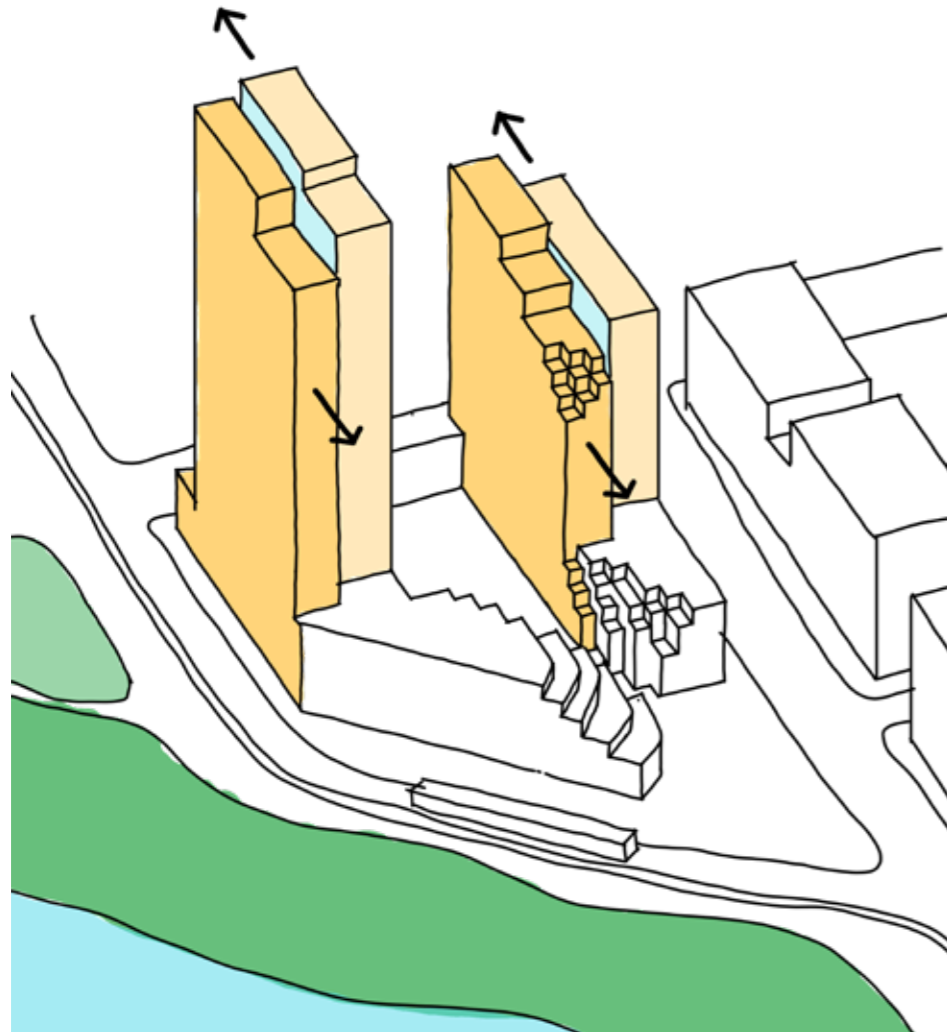


### 4. Terracing

Edges of the podium and tower are terraced, providing a cascading sequence of private outdoor spaces that connect residents to the sky while further maximising solar access for the mangroves. This stepped approach creates the potential for diverse housing typologies, with larger apartments anchoring the podium as terrace sky homes, fostering a unique residential character. Internally, the courtyard terraces orient apartments away from adjacent structures, creating open spaces that enhance privacy, sunlight access, and a sense of individuality within the broader architectural form.

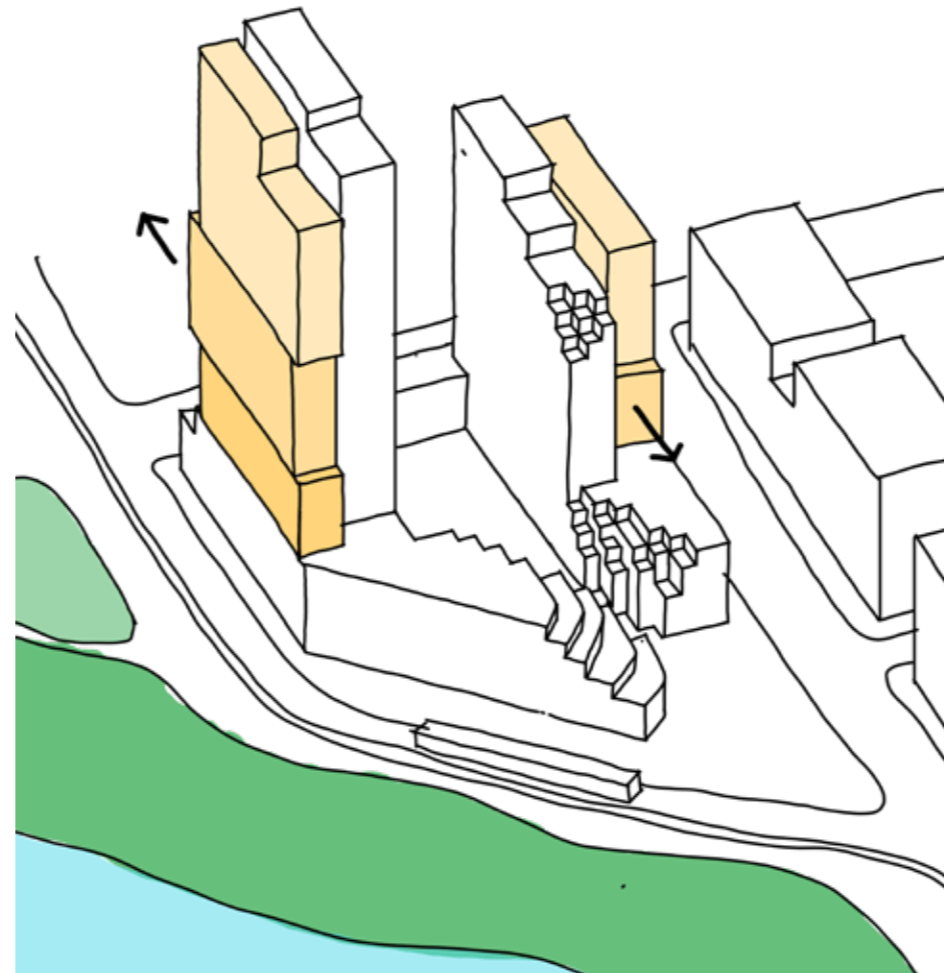
## 4.2 KEY MOVES

### Building Articulation



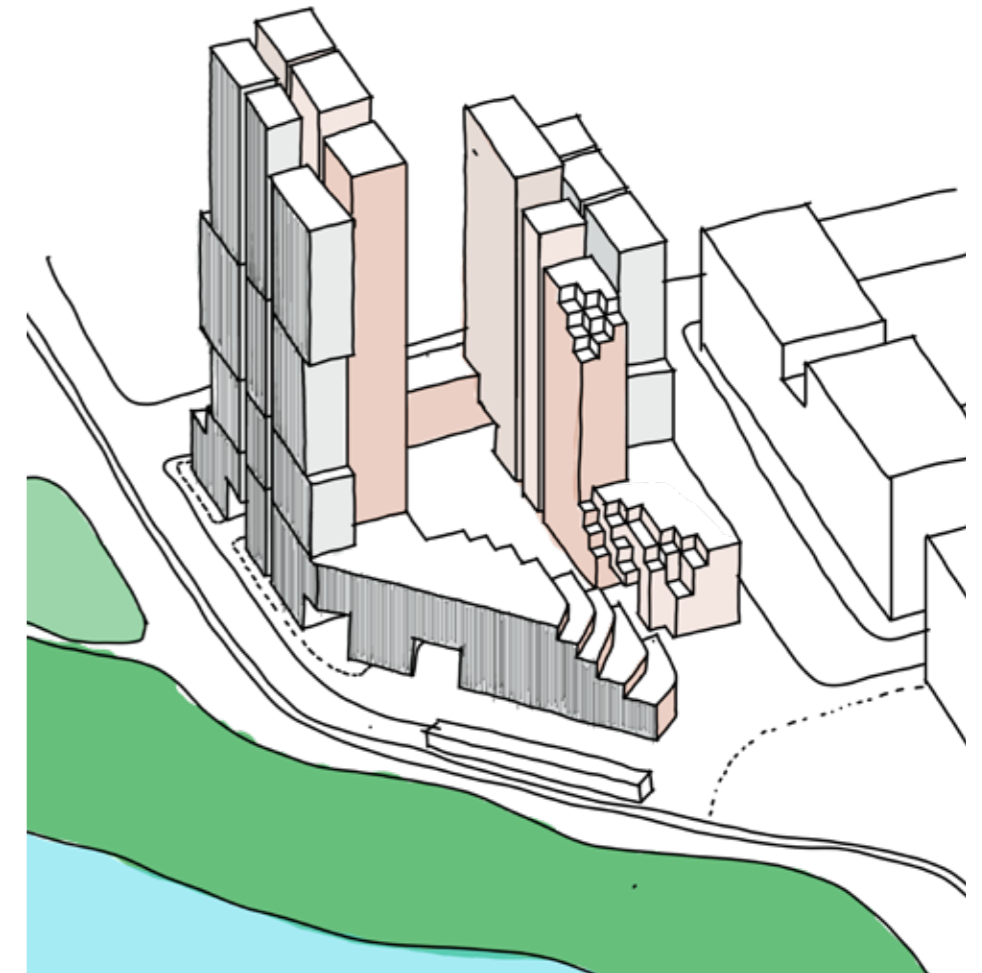
#### 5. Tower Massing

Towers are divided along their long axes, creating finer, more dynamic plates that shift off-grid, reducing the bulk and scale of each tower. This split aligns with the central circulation spaces, providing an opportunity to improve amenity by bringing natural light and airflow into the foyers on each level. This design move enhances the comfort and experience of shared spaces while allowing more sunlight to permeate the site and support the surrounding ecological zones, enriching the overall spatial complexity of the project.



#### 6. Tower Sub-Communities

Each tower segment forms sub-communities, with varied shifts and ledges that further reduce the visual bulk and foster identity within the broader massing. Vertical splits within the inner courtyard tower volumes add depth and character, breaking the towers down into distinct yet unified parts.

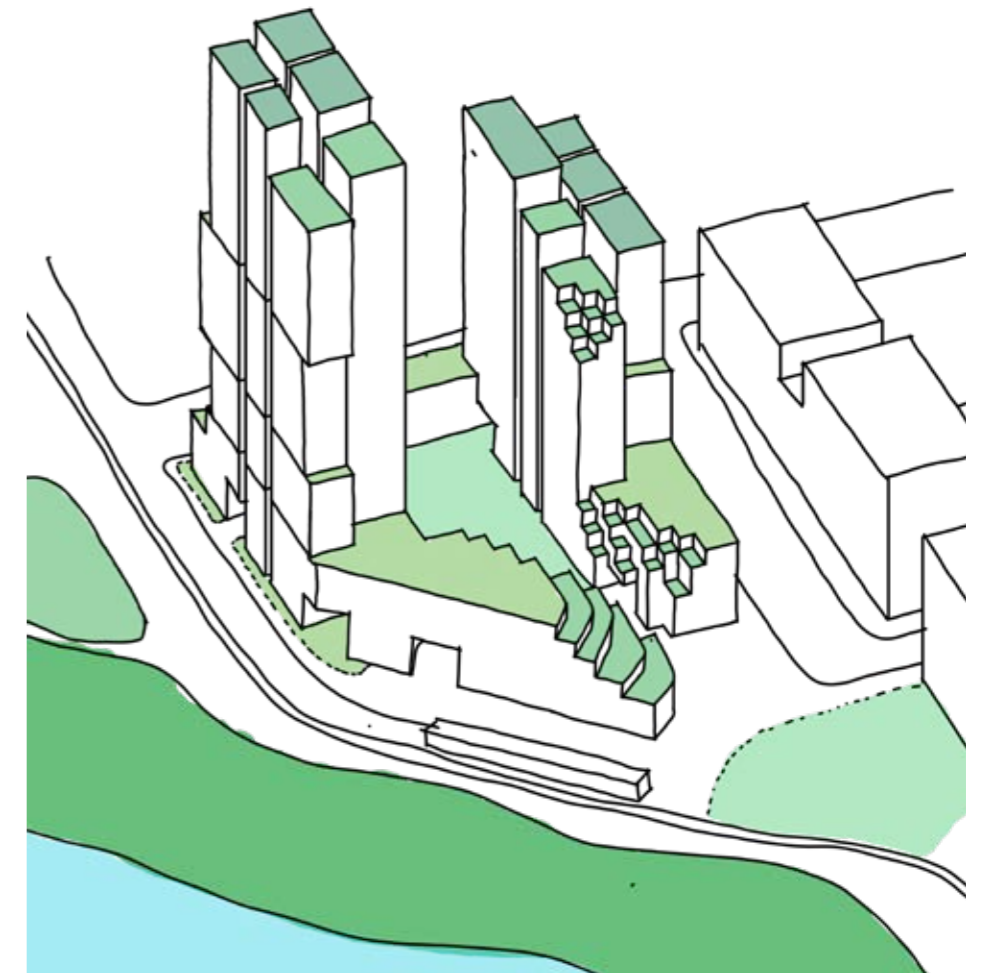
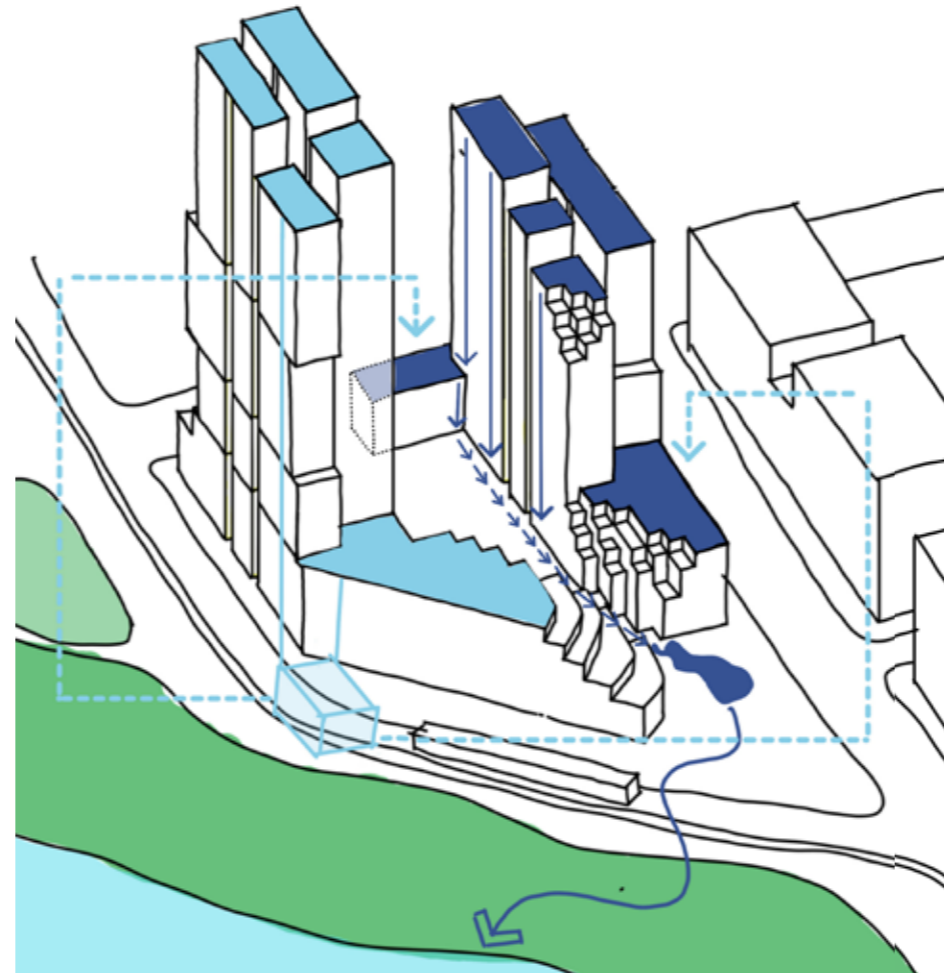
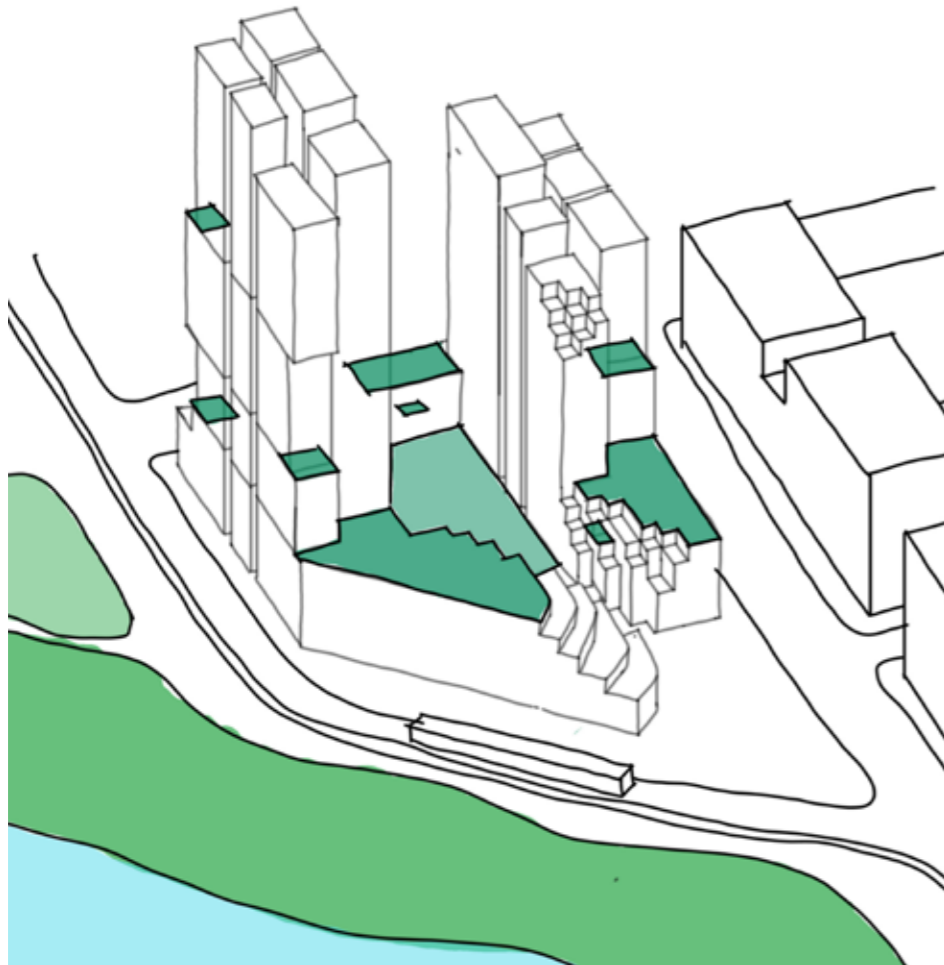


#### 7. Dual Façade Expression

The façade embodies a dual expression, responsive to orientation, sunlight, and views. The inner surfaces of the tower showcase solid, earthy tones, while outer facades—exposed to the sun—are wrapped in a metallic, kinetic veil reflecting the river. Each façade detail responds to its solar orientation, fostering a symbiotic relationship with the environment.

## 4.2 KEY MOVES

### Systems



#### 8. Social Spaces

Small, medium, and large communal spaces are thoughtfully distributed throughout the design to support diverse levels of social interaction and foster a sense of community among residents. Small sky gardens within the towers provide intimate gathering spots, while medium active spaces on the podium gardens encourage interaction among tower residents. The large central courtyard serves as a communal hub, allowing for larger gatherings and activities that bring together not only the building's residents but also members of the wider community, strengthening social bonds across the entire precinct.

#### 9. Rain water system

The building's roof includes sustainable water systems that help protect the nearby Parramatta River and its endangered mangroves. Half of the roof is part of a collection system that channels rainwater through bioretention gardens in the courtyard, where it is naturally filtered before being released to the mangroves. The other half features a storage system that collects rainwater in basement tanks for later use in irrigation. This irrigation water also flows through the bioretention gardens, ensuring it is cleaned before entering the natural environment. Together, these systems support local ecosystems while creating habitats for native plants, birds, and small animals, fostering a stronger connection between residents and nature.

#### 10. Green Landscape

A continuous green system flows from the tower terraces, through the podium, and into the courtyard, linking the landscape with the mangrove shoreline. Rain gardens and bioretention veins permeate this green framework, nurturing native plants that attract local wildlife and act as living expressions of the area's ecological and cultural history.

## 4.2 KEY MOVES

Proposal



- ① Rain water gardens - Communal courtyard
- ② New public plaza
- ③ New pedestrian link
- ④ Active Retail frontage
- ⑤ 2 storey terrace units
- ⑥ Garden unit - balconies open to the sky
- ⑦ Communal roof top pool
- ⑧ Communal roof top garden
- ⑨ Sky Gardens - Intimate communal spaces
- ⑩ Habitats
- ⑪ Sky terraces - Units with larger outdoor spaces
- ⑫ Solar panels



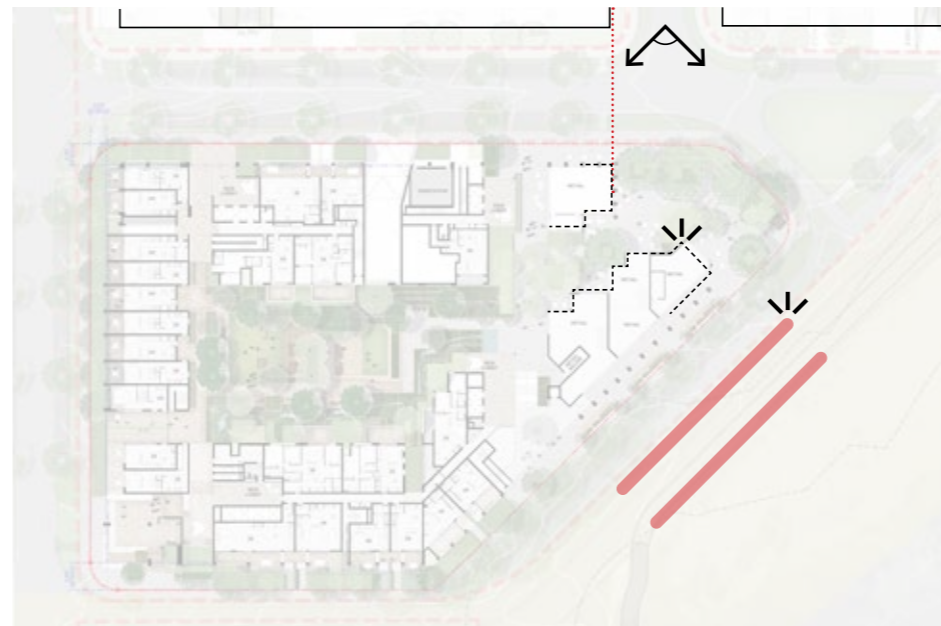
# 4.3 PLANNING APPROACH

## Public Domain Principles



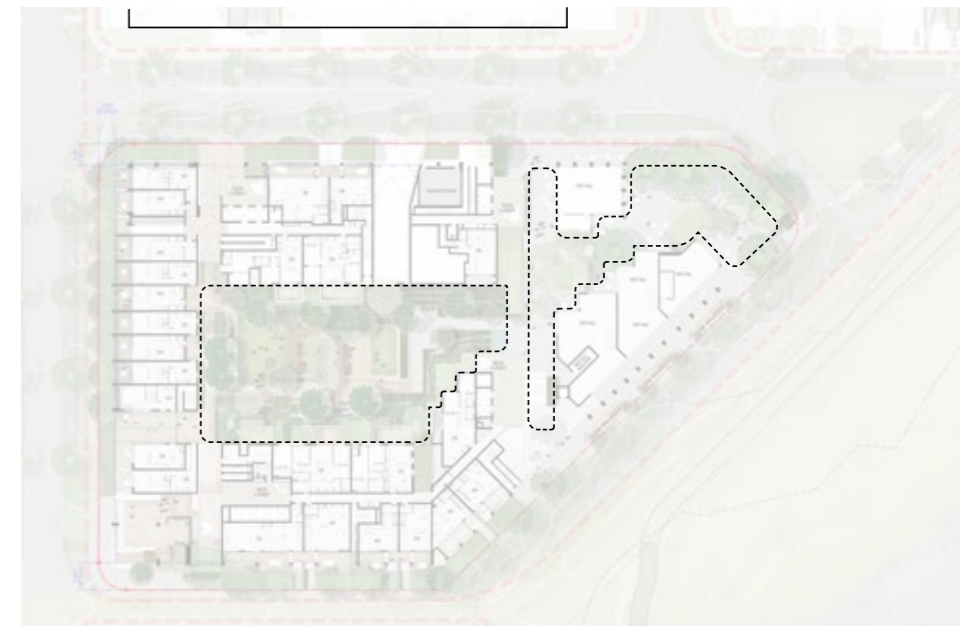
### 1. Street Alignment

The mass is relocated to the north and eastern parts of the site, helping to define the streetscape and scale, responding to the scale of the neighbouring site and the public school.



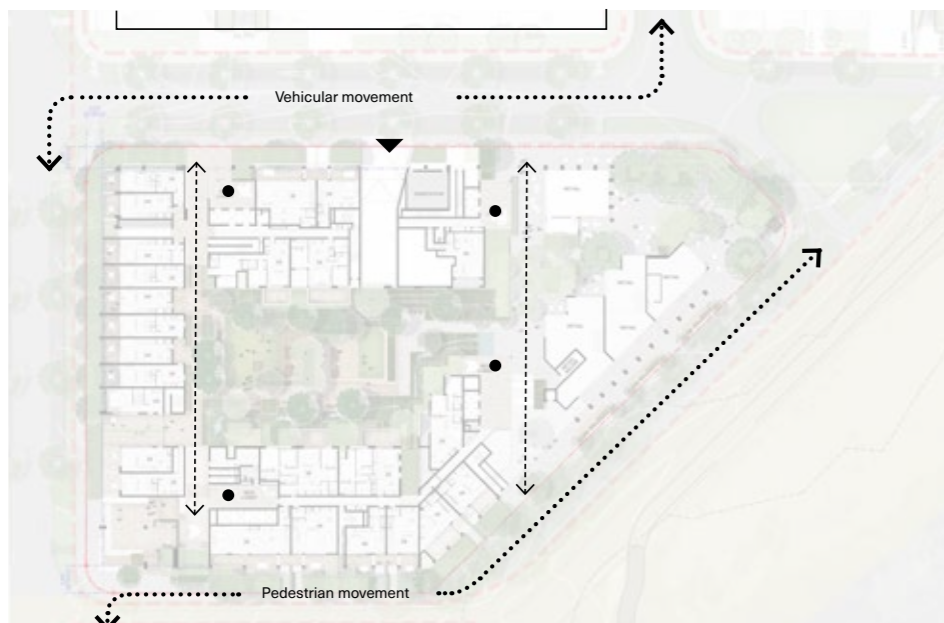
### 2. Visual Connection

The alignment of the eastern podium with the neighboring building creates a clear visual connection for visitors approaching from the east, guiding them naturally into the heart of the site.



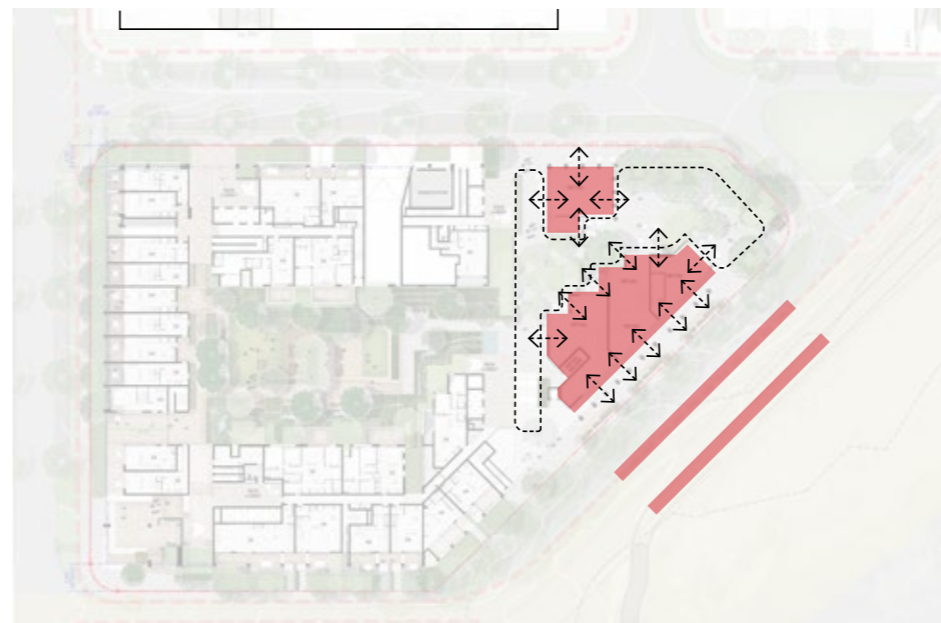
### 3. Public Accessibility

The development offers a new public space to the south, connecting directly to the mangroves and the new light rail stop, along with an internal green courtyard that is visually linked to the public domain.



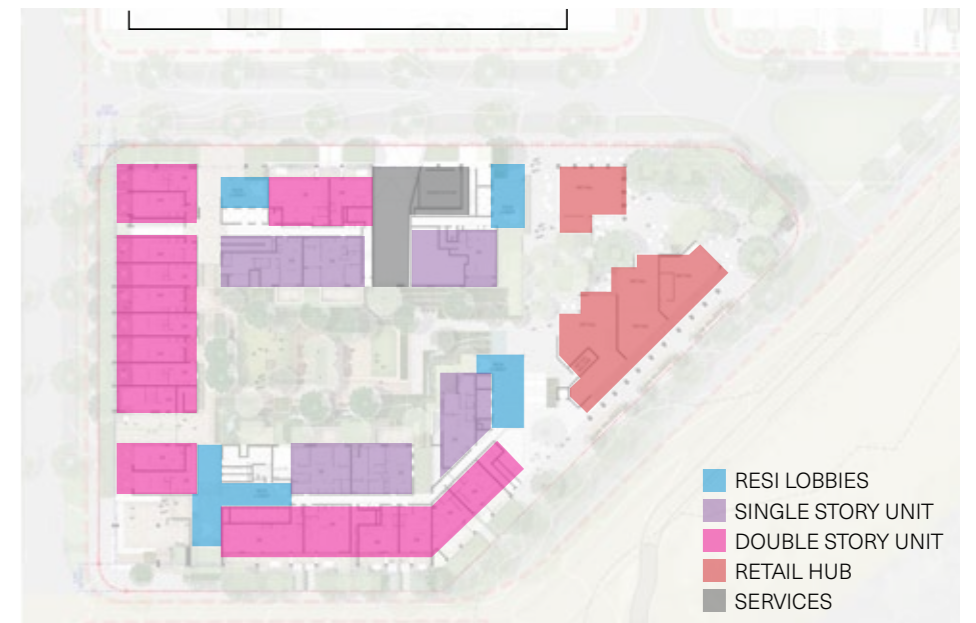
### 4. Pedestrian Movement

Ground floor movement is organised through two east-west spines that connect the four residential lobbies, creating clear and direct circulation paths. Pedestrian access is primarily from the west, linked to the new light rail stop, while vehicle-based pedestrian approach enters the site from the eastern side.



### 5. Retail Hub

Retail spaces are positioned at the southern edge of the site, forming a lively retail hub that bridges the new public space with the nearby light rail stops, creating a vibrant and accessible destination for both locals and visitors.



### 6. Ground Floor Uses

Ground floor uses are designed to maximise activation of the public domain, with two-storey residential units positioned along the east, west, and north edges, and retail spaces concentrated along the south. Services have been carefully consolidated to minimise their visual and functional impact on the public realm.

## 4.3 PLANNING APPROACH

### Ground Level - Public Domain

The ground-level design conceptualises pathways that link people, water, and landscape, fostering site-wide connections that encourage community interaction and engagement.

New through-site links at street level maximise connectivity and anchor the site, activated by a vibrant mix of residential, retail, and commercial uses. These elements collectively establish a dynamic community hub, promoting day and night activity. Retail uses, lobby entries, and landscaped, publicly accessible links across the site contribute to a lively, welcoming environment that supports continuous activation.

To address practical considerations for flood resilience, elevated freeboard levels create platforms that activate and enliven retail frontages, enhancing cultural vibrancy along the streetscape. This thoughtful integration aims to establish a dynamic urban environment with inviting spaces for informal social interactions.

The communal central courtyard is designed as a series of landscaped platforms that offer well-designed and usable areas for people of all age groups. It also supports natural rainwater flow from the site's highest points, channeling it through bioretention systems before reaching the Parramatta River, embodying a regenerative "slowwater" design approach.

The relationship between ground floor units and public/common property is carefully considered to allow outlook over the public domain while maintaining visual privacy. The design allows 3 metres common green zone surrounds the site, densely landscaped to provide a buffer between public and private realms. This softens the building's street-level interface and contributes to an increased tree canopy through the planting of new trees and the retention of existing ones.

- ① New through-site links to maximise connection and enhance greening across the ground plane.
- ② A barrier-free, permeable terraced edge creates a platform for social interaction.
- ③ Natural water filtration system
- ④ New public space connected to the light rail stop, southern park and eastern future residential blocks
- ⑤ A verandah wraps around the retails, providing a sheltered interface.
- ⑥ Maximised deep soil and planting depth throughout the open space.
- ⑦ Active retail hub
- ⑧ Communal central courtyard
- ⑨ Services and driveways consolidated to maximize active frontage
- ⑩ Residential lobby



## 4.3 PLANNING APPROACH

Ground Level - Public Domain



## 4.3 PLANNING APPROACH

Ground Level - Public Domain



# 4.3 PLANNING APPROACH

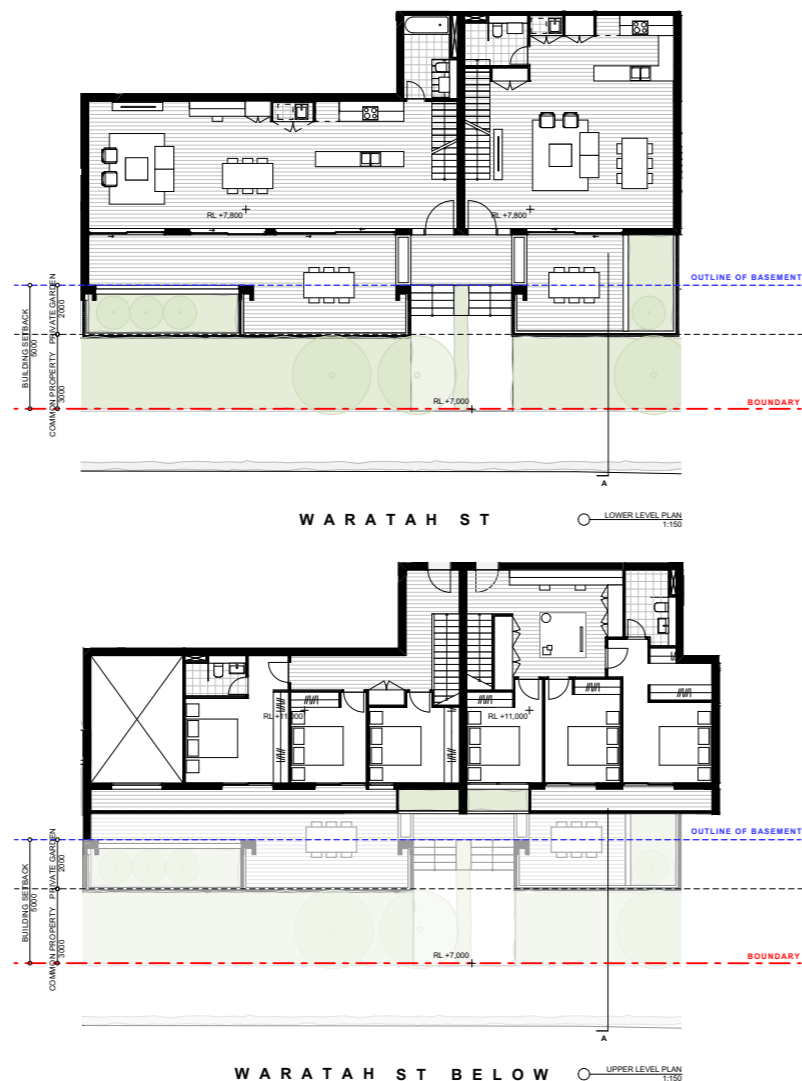
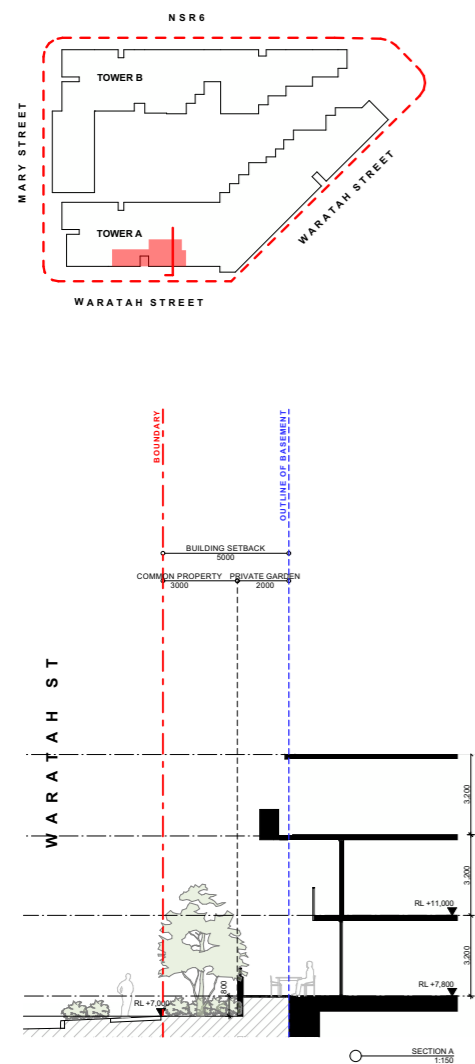
## Ground Floor Interfaces - 2 Storey Podium

The proposed building podium is thoughtfully designed to foster a more human-scaled interface with the public domain. It features two-storey units along the street front, enhancing visual interest and creating a pedestrian-friendly experience. These units help break down the building massing and establish a stronger connection with the surrounding streetscape.

The podium accommodates a mix of residential and retail uses, activating the frontage and encouraging vibrant street-level engagement throughout the day. Key lobby spaces are designed with double-height volumes, providing a sense of openness and grandeur upon entry, while also contributing to a more dynamic façade expression.

Towards the interior of the site, single-storey courtyard units are seamlessly integrated into a series of landscaped terraces. These units are designed to offer a more private, tranquil living environment while maintaining strong visual and physical connections to the shared open spaces. The terraced landscape design enhances natural light, ventilation, and accessibility, creating a pleasant internal outlook for residents.

Although the building setbacks vary between 3 to 5 metres, a continuous 3-metre-wide landscaped strip is maintained around the entire perimeter. This green buffer softens the built edge and enhances the pedestrian experience with planting, shade, and visual relief, reinforcing the human scale of the development.



Interface Type A - Street Units

# 4.3 PLANNING APPROACH

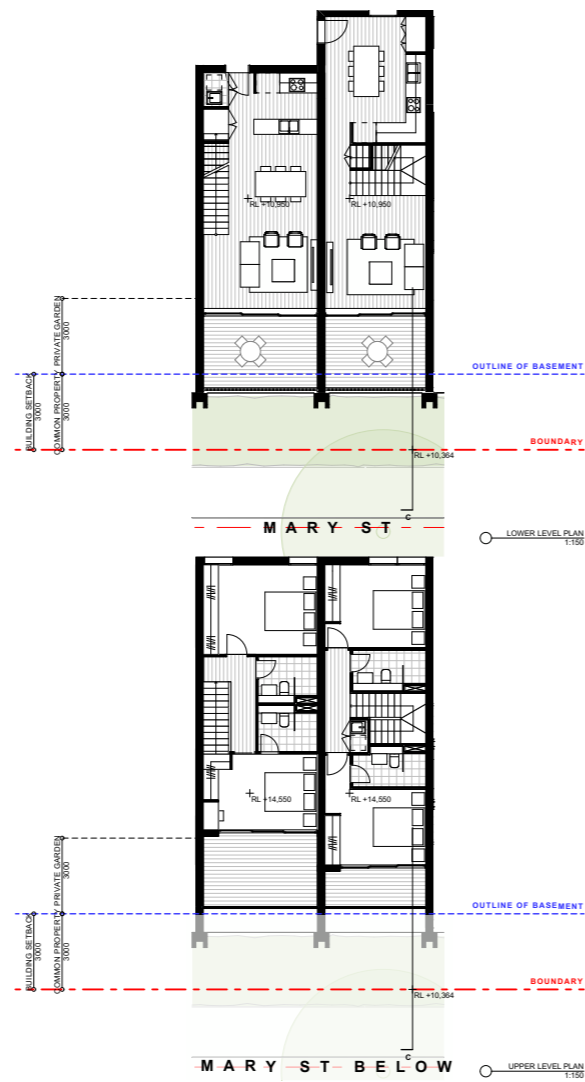
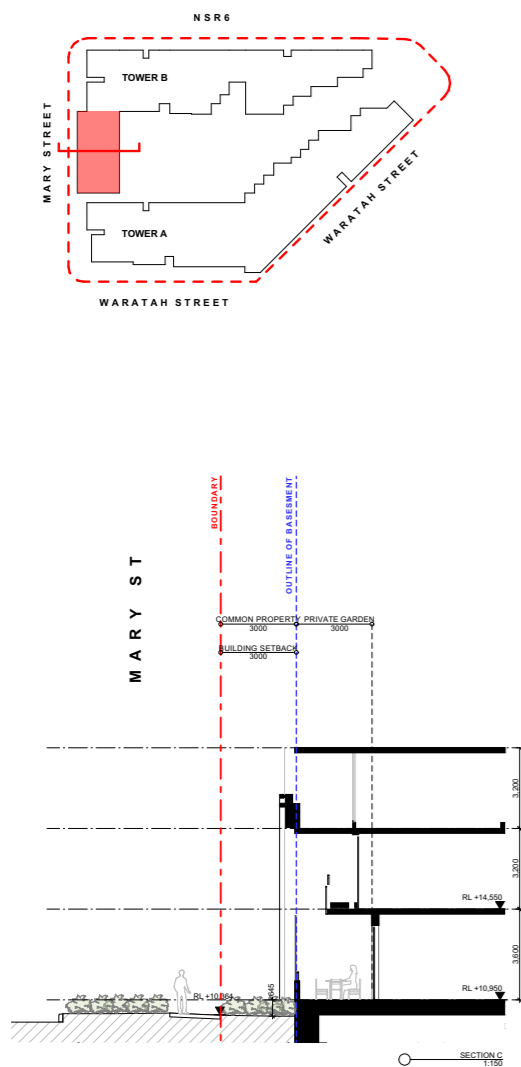
## Ground Floor Interfaces - 2 Storey Podium

The proposed building podium is thoughtfully designed to foster a more human-scaled interface with the public domain. It features two-storey units along the street front, enhancing visual interest and creating a pedestrian-friendly experience. These units help break down the building massing and establish a stronger connection with the surrounding streetscape.

The podium accommodates a mix of residential and retail uses, activating the frontage and encouraging vibrant street-level engagement throughout the day. Key lobby spaces are designed with double-height volumes, providing a sense of openness and grandeur upon entry, while also contributing to a more dynamic façade expression.

Towards the interior of the site, single-storey courtyard units are seamlessly integrated into a series of landscaped terraces. These units are designed to offer a more private, tranquil living environment while maintaining strong visual and physical connections to the shared open spaces. The terraced landscape design enhances natural light, ventilation, and accessibility, creating a pleasant internal outlook for residents.

Although the building setbacks vary between 3 to 5 metres, a continuous 3-metre-wide landscaped strip is maintained around the entire perimeter. This green buffer softens the built edge and enhances the pedestrian experience with planting, shade, and visual relief, reinforcing the human scale of the development.



Interface Type B - Street Units

# 4.3 PLANNING APPROACH

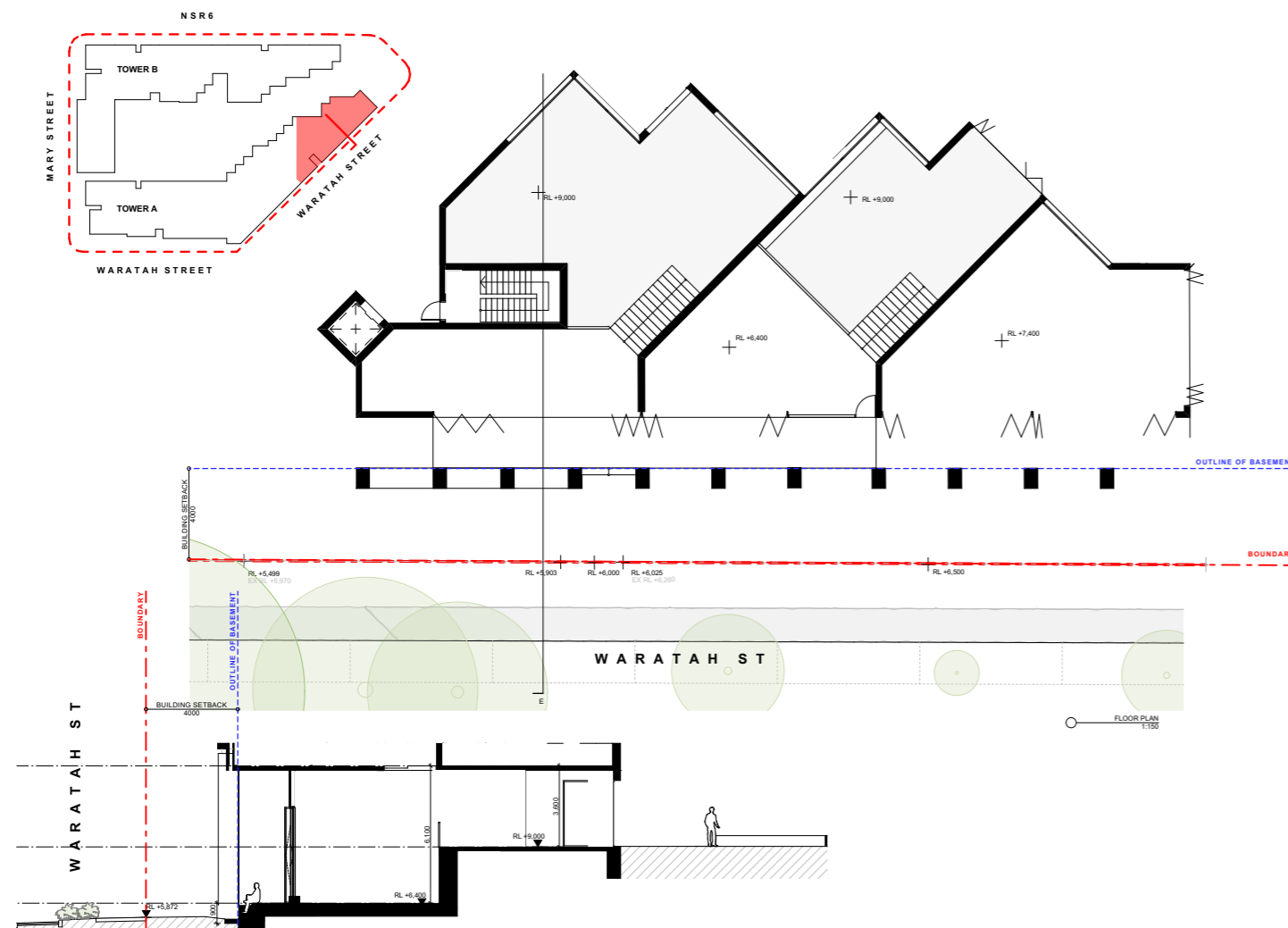
## Ground Floor Interfaces - 2 Storey Podium

The proposed building podium is thoughtfully designed to foster a more human-scaled interface with the public domain. It features two-storey units along the street front, enhancing visual interest and creating a pedestrian-friendly experience. These units help break down the building massing and establish a stronger connection with the surrounding streetscape.

The podium accommodates a mix of residential and retail uses, activating the frontage and encouraging vibrant street-level engagement throughout the day. Key lobby spaces are designed with double-height volumes, providing a sense of openness and grandeur upon entry, while also contributing to a more dynamic façade expression.

Towards the interior of the site, single-storey courtyard units are seamlessly integrated into a series of landscaped terraces. These units are designed to offer a more private, tranquil living environment while maintaining strong visual and physical connections to the shared open spaces. The terraced landscape design enhances natural light, ventilation, and accessibility, creating a pleasant internal outlook for residents.

Although the building setbacks vary between 3 to 5 metres, a continuous 3-metre-wide landscaped strip is maintained around the entire perimeter. This green buffer softens the built edge and enhances the pedestrian experience with planting, shade, and visual relief, reinforcing the human scale of the development.



# 4.3 PLANNING APPROACH

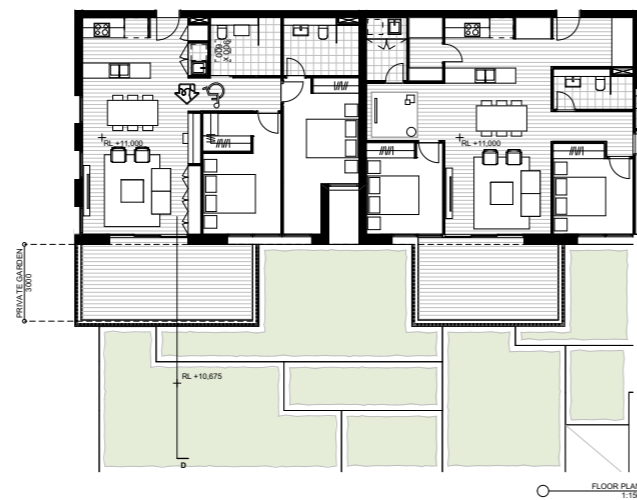
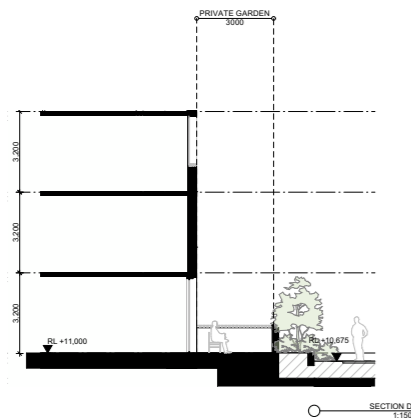
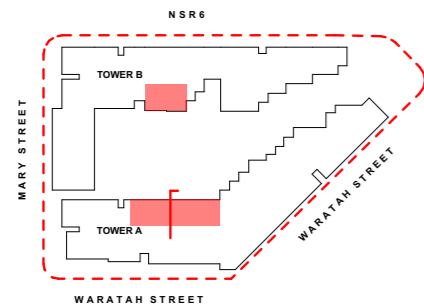
## Ground Floor Interfaces - 2 Storey Podium

The proposed building podium is thoughtfully designed to foster a more human-scaled interface with the public domain. It features two-storey units along the street front, enhancing visual interest and creating a pedestrian-friendly experience. These units help break down the building massing and establish a stronger connection with the surrounding streetscape.

The podium accommodates a mix of residential and retail uses, activating the frontage and encouraging vibrant street-level engagement throughout the day. Key lobby spaces are designed with double-height volumes, providing a sense of openness and grandeur upon entry, while also contributing to a more dynamic façade expression.

Towards the interior of the site, single-storey courtyard units are seamlessly integrated into a series of landscaped terraces. These units are designed to offer a more private, tranquil living environment while maintaining strong visual and physical connections to the shared open spaces. The terraced landscape design enhances natural light, ventilation, and accessibility, creating a pleasant internal outlook for residents.

Although the building setbacks vary between 3 to 5 metres, a continuous 3-metre-wide landscaped strip is maintained around the entire perimeter. This green buffer softens the built edge and enhances the pedestrian experience with planting, shade, and visual relief, reinforcing the human scale of the development.



Interface Type C - Courtyard Units

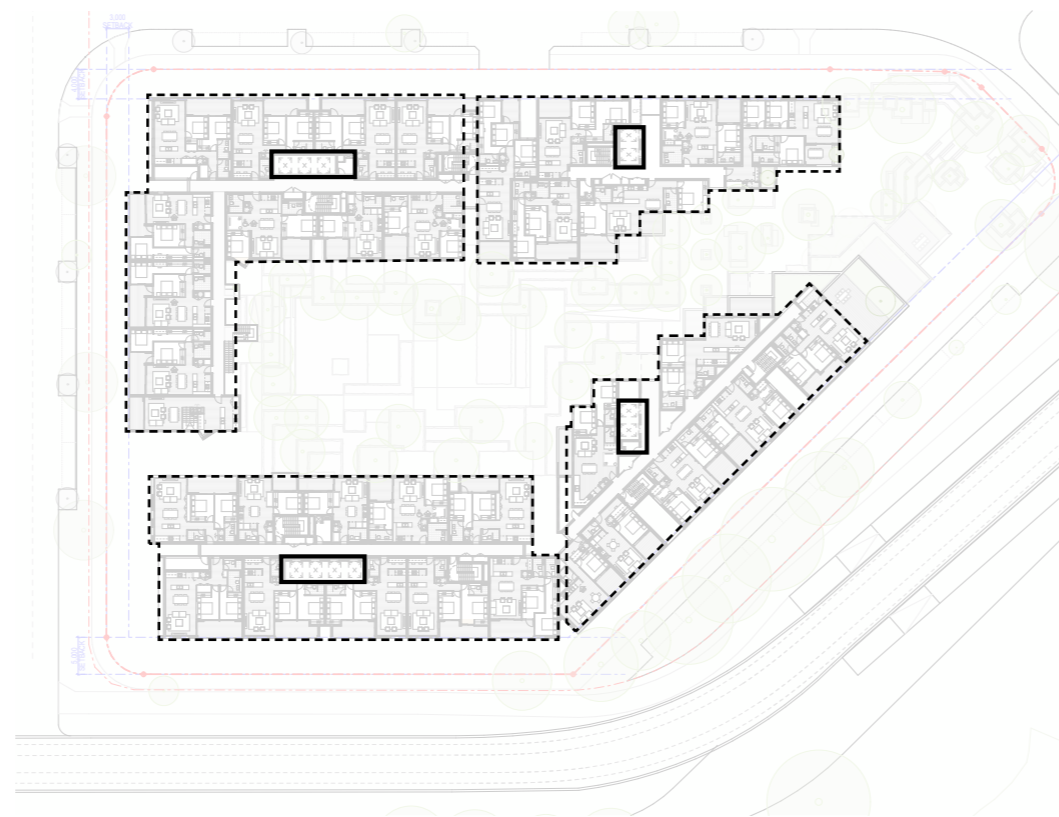
## 4.3 PLANNING APPROACH

### Podium - Levels 02 to 05

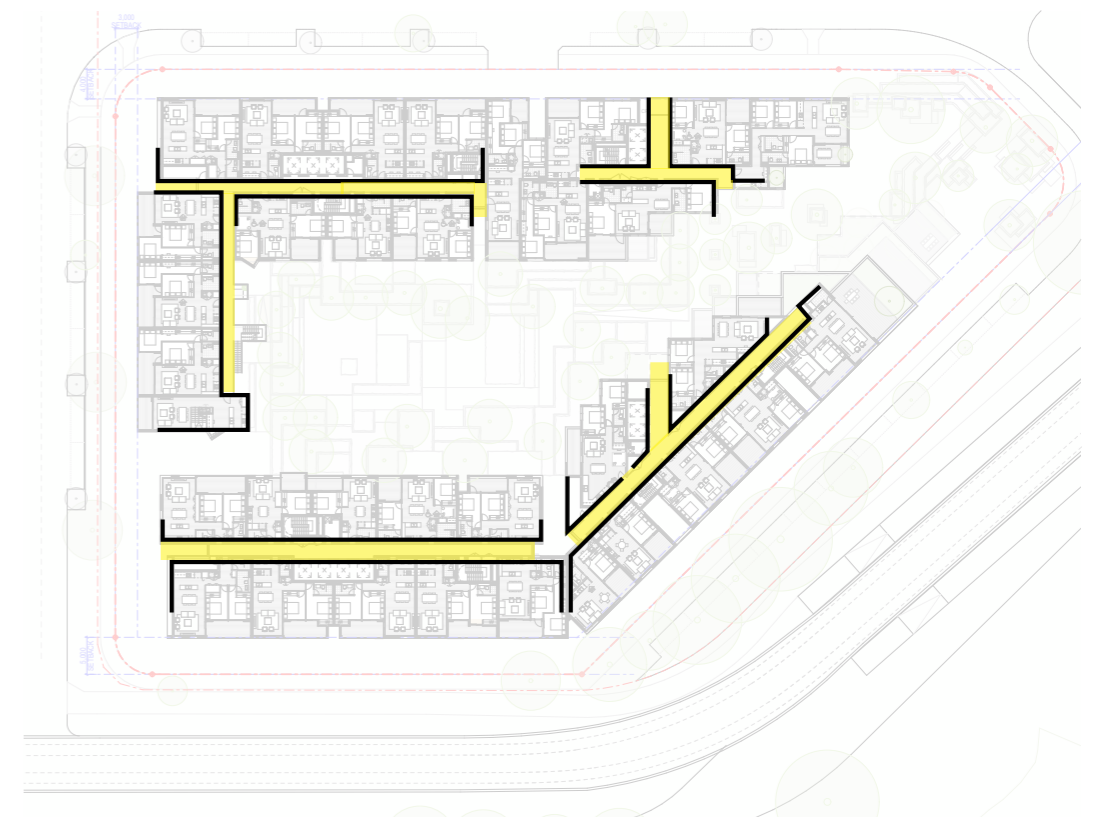
Levels 2 to 6 of the podium are designed with a strong focus on both functional efficiency and resident amenity, while maintaining a considerate approach to building massing. These levels are organised around four distinct cores, which help break down the overall mass of the podium and allow for clear vertical circulation and logical spatial organisation. This separation not only enhances the architectural rhythm but also improves wayfinding and contributes to a more village-like atmosphere within the development.

Each of the residential blocks features common corridors that are open-ended, allowing natural light and views to penetrate the circulation spaces. These open corridors are also naturally ventilated, promoting passive cooling, improving indoor air quality, and reducing reliance on mechanical systems — all while offering a more pleasant and comfortable everyday experience for residents.

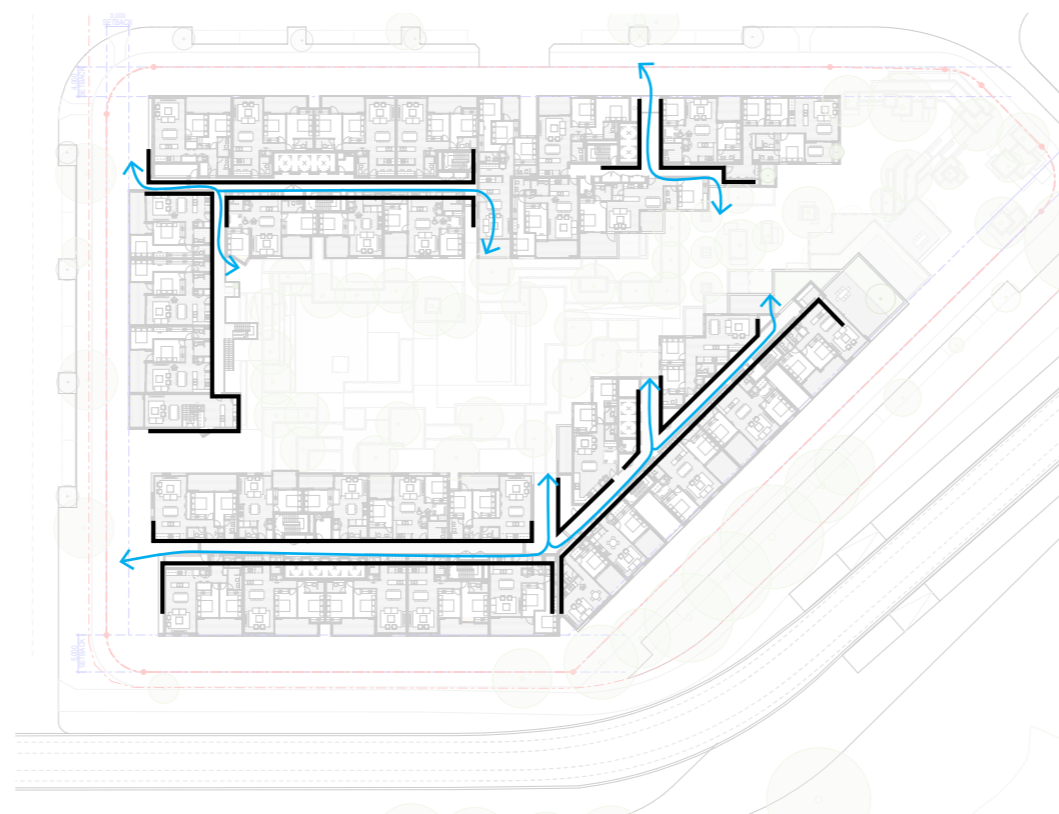
In addition, small architectural gestures have been made throughout these levels to soften the formality of circulation routes. Informal common areas are strategically inserted along the public corridors, encouraging spontaneous interaction and creating opportunities for residents to socialise in a casual, unplanned manner. These subtle but intentional spaces foster community-building and offer a moment of pause or connection within the day-to-day movement through the building.



1. 4 CORES



2. NATURAL LIGHT



3. NATURAL VENTILATION



4. INFORMAL SOCIAL SPACE

# 4.3 PLANNING APPROACH

## Podium - Levels 01 to 05

The podium planning approach is designed to optimise accessibility, natural ventilation, and daylight penetration through thoughtful spatial organisation and circulation.

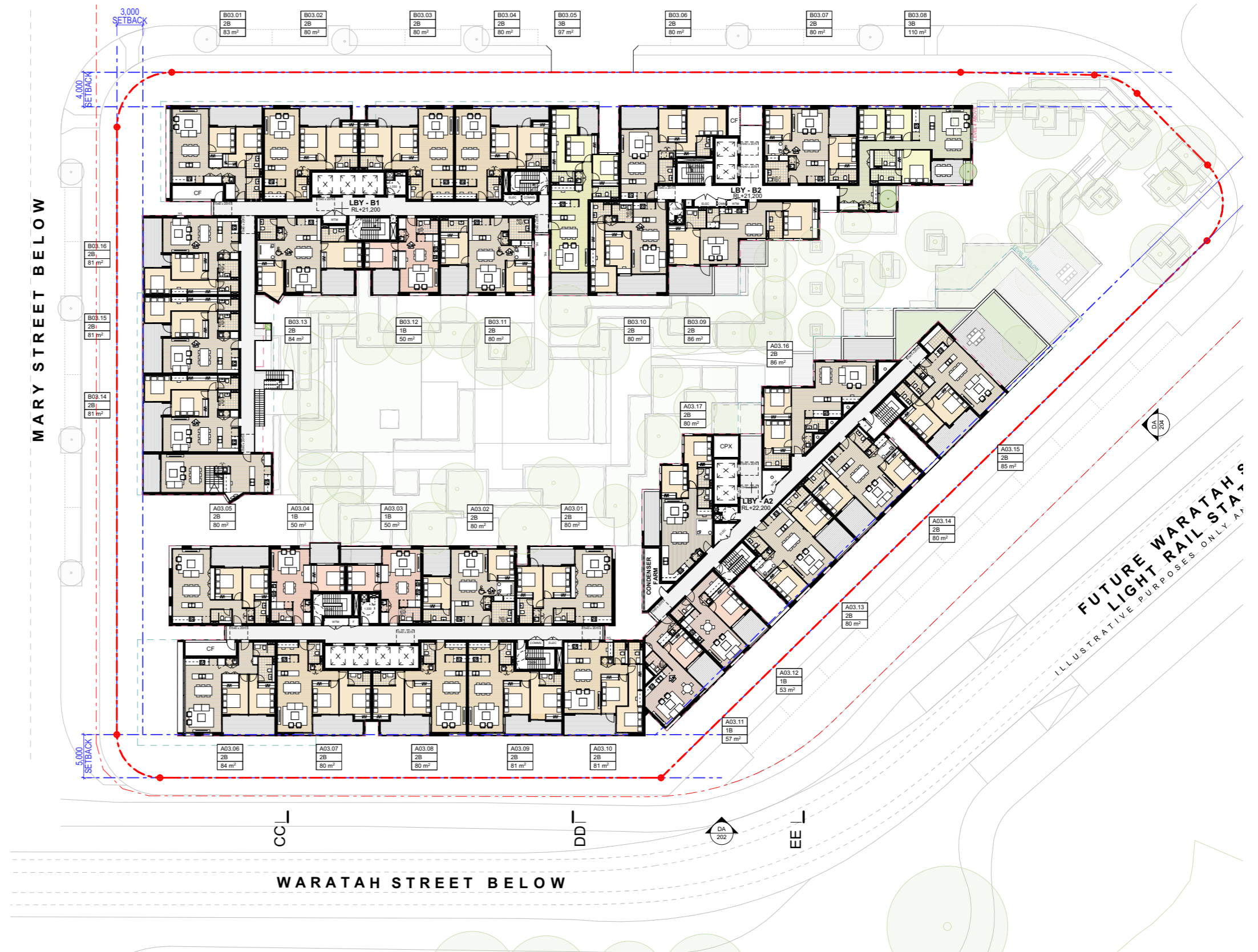
A centralised lift core enhances accessibility, providing convenient and efficient vertical transportation for all users. This central positioning ensures equitable access and supports clear, intuitive wayfinding throughout the development.

Direct sightlines are prioritised through carefully planned circulation routes, enhancing visibility, safety, and overall user experience. This clear layout fosters a welcoming and navigable environment.

Open-ended corridors are integrated into the design to promote natural ventilation and daylight access. This passive strategy improves indoor air quality, enhances energy efficiency, and contributes to a healthier environment. Additionally, strategically placed breakout spaces offer moments of respite and provide residents with pleasant outlooks, enriching the overall experience.

### Legend

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY
- PLR2 SITE EXTENT
- ♿ ADAPTABLE APARTMENT
- 🏠 LIVEABLE APARTMENT
- EX RL +XX.XX** EXISTING RL FROM SURVEY
- RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J



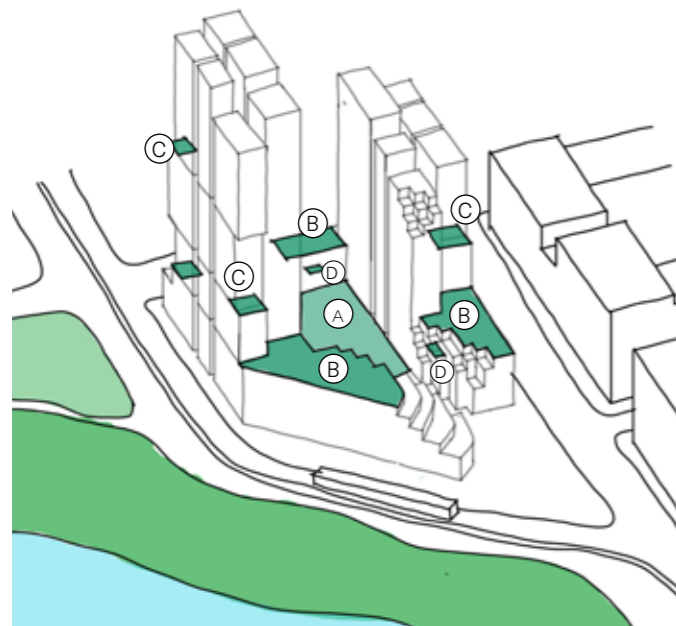
# 4.3 PLANNING APPROACH

## Podium - Communal Open Space

The podium roof tops are dedicated to communal open space. The landscape design for these rooftops provides a wide range of spaces and places for resident amenity:

- Multi-purpose lawn for small gatherings and outdoor activities
- Landscaping provides screening to apartments
- Quiet seating opportunities
- BBQ area
- Dense tree and shrub planting
- Pool with change room facilities
- Open and outdoor gym
- Private dining
- Play area for children

- ① Open communal facilities, including a gym and changing rooms, located within the tower undercroft.
- ② Resort-style amenities featuring an open pool and sun deck.
- ③ Generous private dining & terrace with buffer planting along the boundary for enhanced privacy.
- ④ Multi-purpose open terrace lawn available for outdoor cinema screenings or outdoor gym
- ⑤ Passive garden serving as a breakout space with views for residents.
- ⑥ Play area
- ⑦ Communal BBQ facilities



### LEGEND

- Ⓐ GROUND LEVEL COMMUNAL OPEN SPACE
- Ⓑ COMMUNAL ROOFTOPS
- Ⓒ NEIGHBOURHOOD COS
- Ⓓ INFORMAL COS



# 4.3 PLANNING APPROACH

## Towers - Level 16

The towers planning approach incorporates slender, highly articulated tower forms designed to reduce visual mass and create an elegant, refined silhouette. The towers' form are meticulously sculpted and terraced toward the top to minimize overshadowing impacts on sensitive ecological areas, including the foreshore salt marsh and mangrove forest, while creating an engaging silhouette that enhances the building's architectural character.

### Apartment Mix and Affordability

The buildings contain a range of apartment types and sizes to support development of a socially diverse neighborhood. The apartment mix includes 1, 2, and 3 bedroom units which cater to single occupiers, couples, sharers and families.

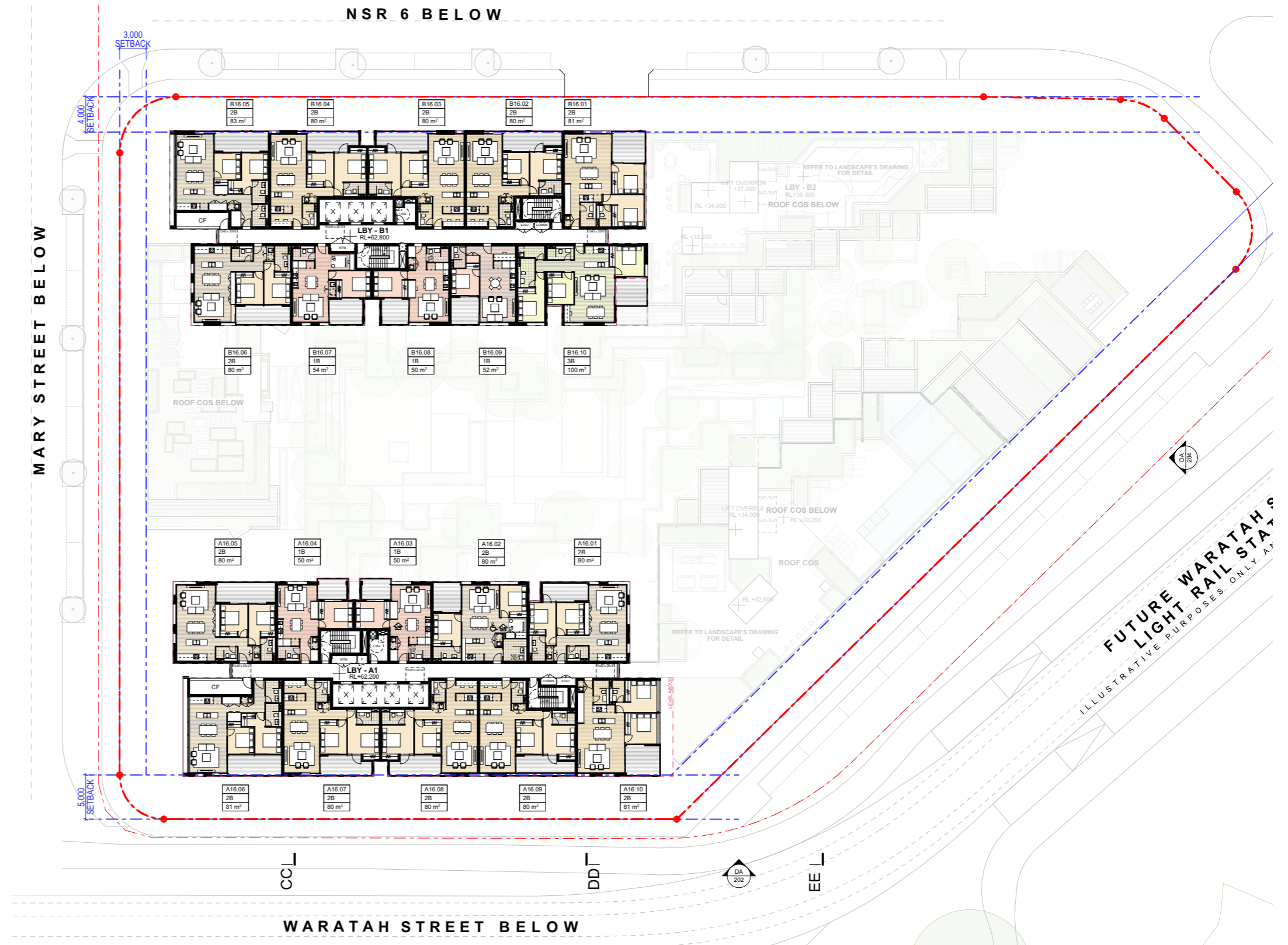
The development contributes to housing diversity by providing a range of different apartment sizes and configurations. Different apartment types have been evenly distributed throughout the building and across floor plates.

The development comprises a total of 533 units with the following mix of types:

- 19.3% x 1 Bed (103)
- 71.3% x 2 Bed (380)
- 9.4% x 3 bed (50)

### Legend

-  1 BED APARTMENT
-  2 BED APARTMENT
-  3 BED APARTMENT
-  RETAIL
-  RESIDENTIAL LOBBY
-  PLR2 SITE EXTENT
-  ADAPTABLE APARTMENT
-  LIVEABLE APARTMENT
- EX RL +XX.XX** EXISTING RL FROM SURVEY
- RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J



# 4.3 PLANNING APPROACH

## Towers - Level 25

The towers planning approach incorporates slender, highly articulated tower forms designed to reduce visual mass and create an elegant, refined silhouette. The towers' form are meticulously sculpted and terraced toward the top to minimize overshadowing impacts on sensitive ecological areas, including the foreshore salt marsh and mangrove forest, while creating an engaging silhouette that enhances the building's architectural character.

### Apartment Mix and Affordability

The buildings contain a range of apartment types and sizes to support development of a socially diverse neighborhood. The apartment mix includes 1, 2, and 3 bedroom units which cater to single occupiers, couples, sharers and families.

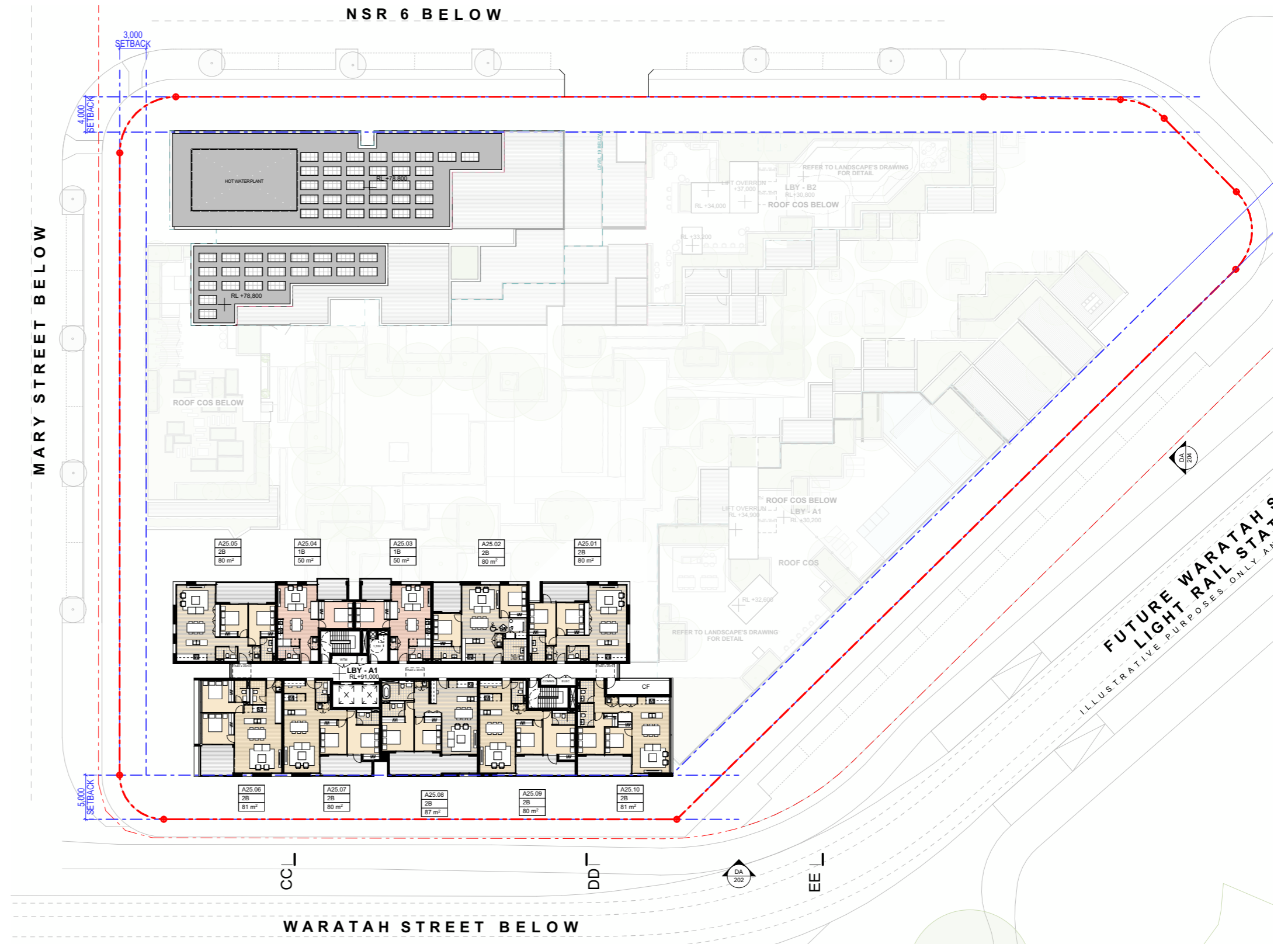
The development contributes to housing diversity by providing a range of different apartment sizes and configurations. Different apartment types have been evenly distributed throughout the building and across floor plates.

The development comprises a total of 533 units with the following mix of types:

- 19.3% x 1 Bed (103)
- 71.3% x 2 Bed (380)
- 9.4% x 3 bed (50)

### Legend

-  1 BED APARTMENT
-  2 BED APARTMENT
-  3 BED APARTMENT
-  RETAIL
-  RESIDENTIAL LOBBY
-  PLR2 SITE EXTENT
-  ADAPTABLE APARTMENT
-  LIVEABLE APARTMENT
- EX RL +XX.XX** EXISTING RL FROM SURVEY
- RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J



# 4.3 PLANNING APPROACH

## Towers - Roof

The towers planning approach incorporates slender, highly articulated tower forms designed to reduce visual mass and create an elegant, refined silhouette. The towers' form are meticulously sculpted and terraced toward the top to minimize overshadowing impacts on sensitive ecological areas, including the foreshore salt marsh and mangrove forest, while creating an engaging silhouette that enhances the building's architectural character.

### Apartment Mix and Affordability

The buildings contain a range of apartment types and sizes to support development of a socially diverse neighborhood. The apartment mix includes 1, 2, and 3 bedroom units which cater to single occupiers, couples, sharers and families.

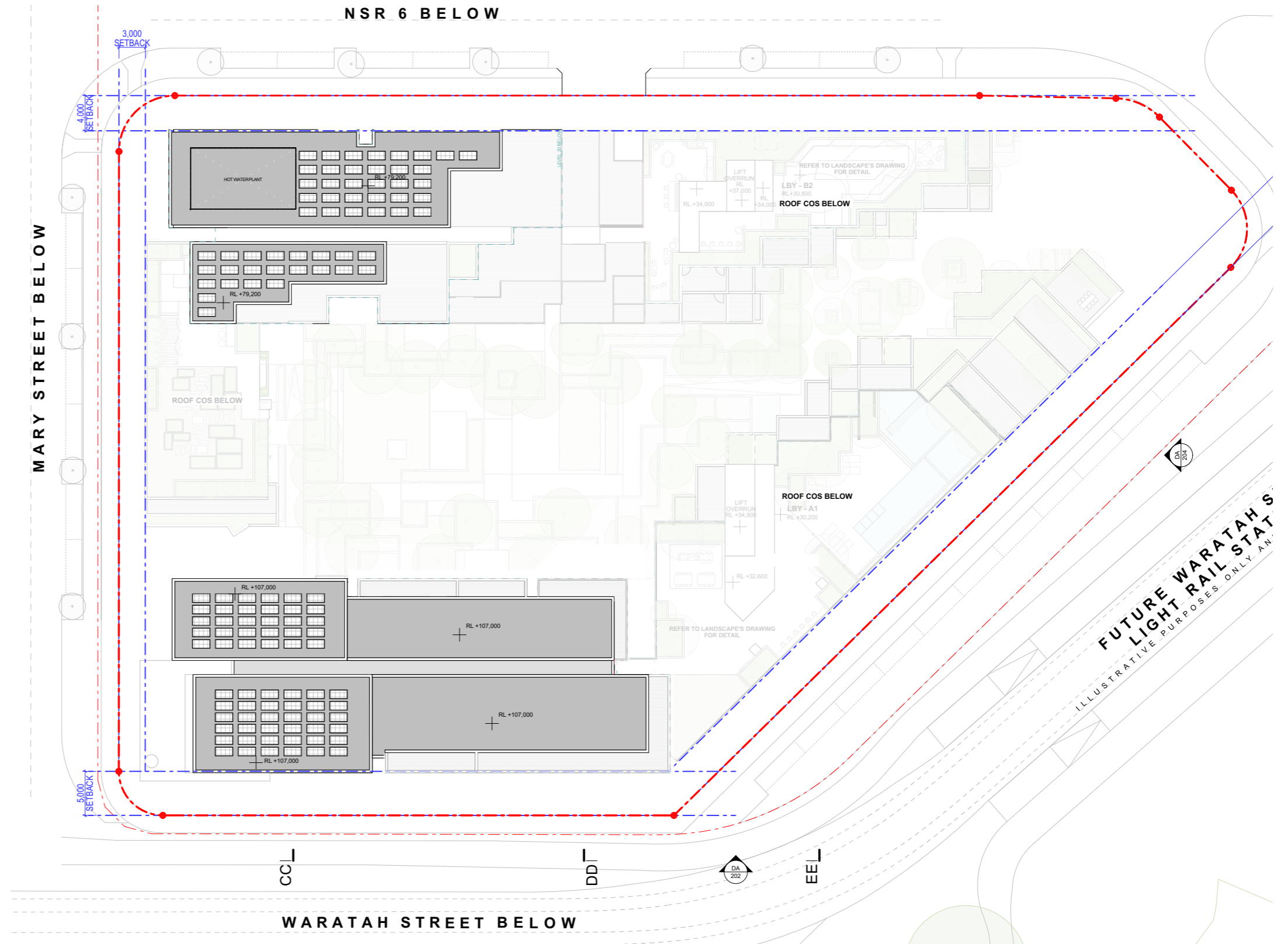
The development contributes to housing diversity by providing a range of different apartment sizes and configurations. Different apartment types have been evenly distributed throughout the building and across floor plates.

The development comprises a total of 533 units with the following mix of types:

- 19.3% x 1 Bed (103)
- 71.3% x 2 Bed (380)
- 9.4% x 3 bed (50)

### Legend

-  1 BED APARTMENT
-  2 BED APARTMENT
-  3 BED APARTMENT
-  RETAIL
-  RESIDENTIAL LOBBY
-  PLR2 SITE EXTENT
-  ADAPTABLE APARTMENT
-  LIVEABLE APARTMENT
- EX RL +XX.XX** EXISTING RL FROM SURVEY
- RL +XX.XX** PROPOSED RL FROM INFRASTRUCTURE DA CO13248.02-REV. J



# 4.3 PLANNING APPROACH

## Tower A

In addition to larger communal open spaces on ground level, level 5 and level 6, the skygardens, located throughout the tower levels, act as secondary communal spaces, further enhancing the daily experience of residents. These spaces promote natural ventilation and encourage interaction, fostering a vibrant and connected community within the tower.

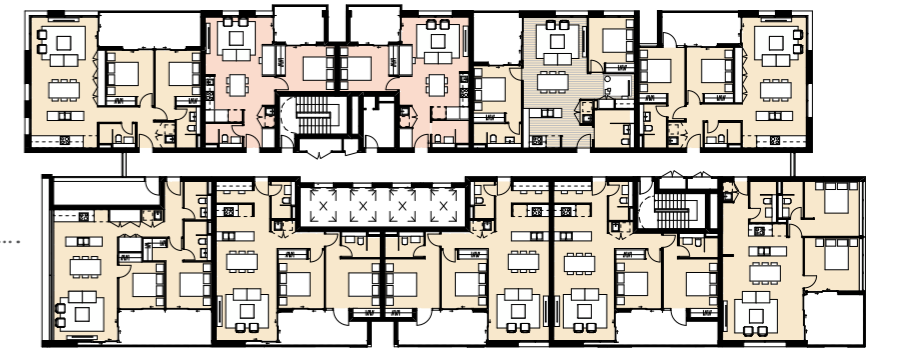


### Legend

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY



Type 4 - Level 17-18 COS



Type 3 - Level 13-16



Type 2 - Level 11-12 COS



Type 1 - Level 7-10

# 4.3 PLANNING APPROACH

## Tower A

Larger two-storey, three-bedroom units are located at the top, featuring generous rooftop terraces that provide landscaped open space amenities, offering residents green outlooks over the ground floor and podium communal open spaces, as well as expansive views toward the water.



### Legend

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY



Type 7 - Level 29



Type 6 - Level 28

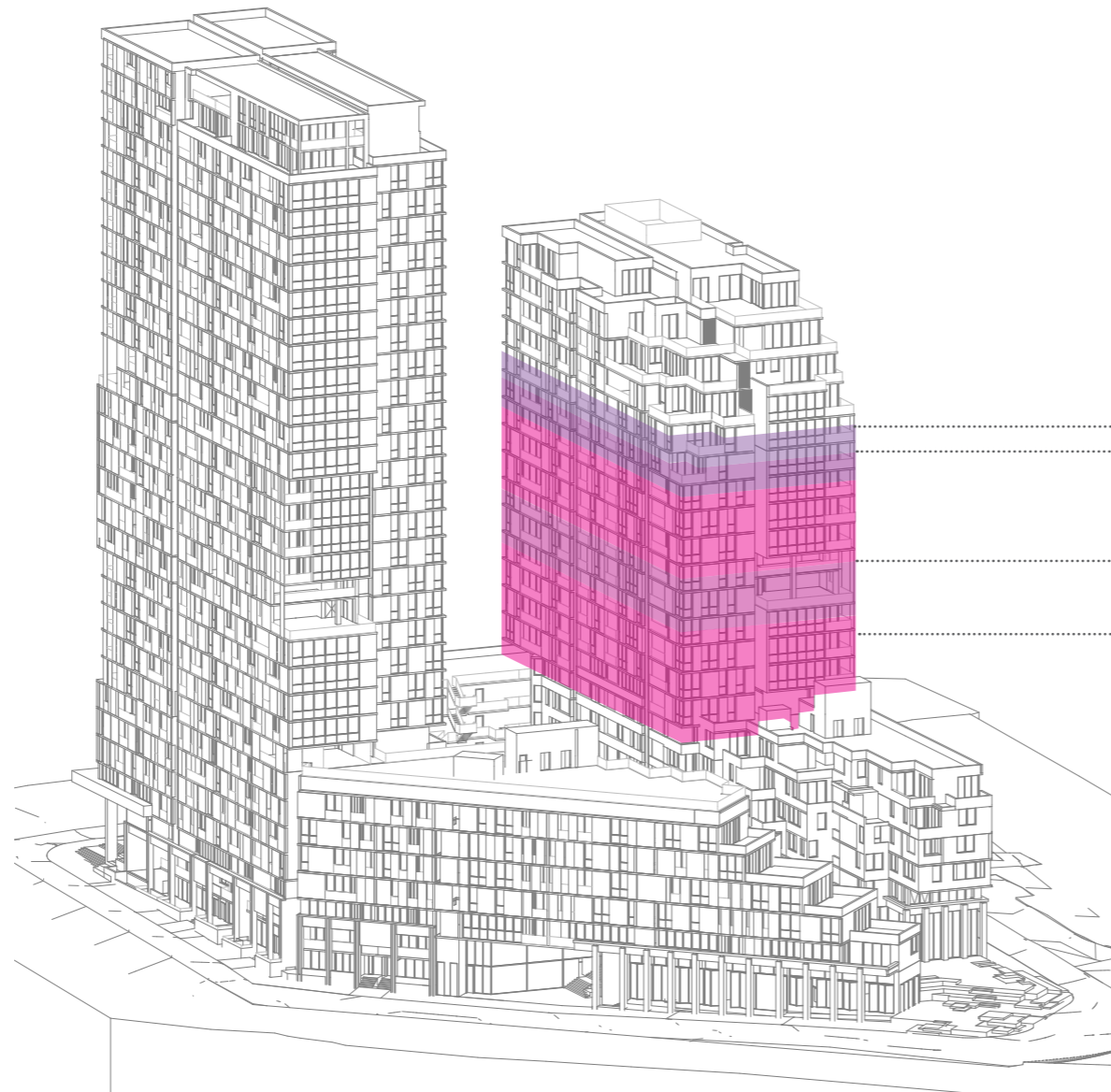


Type 5 - Level 19-27

# 4.3 PLANNING APPROACH

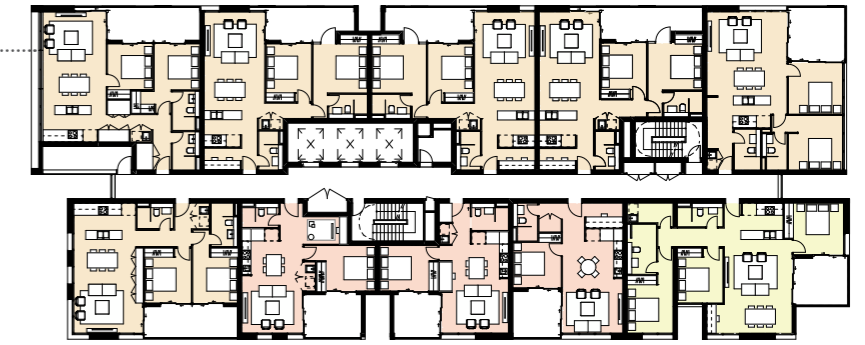
## Tower B

In addition to larger communal open spaces on ground level, level 5 and level 6, the skygardens, located throughout at mid levels, act as secondary communal space, further enhancing the daily experience of residents. These spaces promote natural ventilation and encourage interaction, fostering a vibrant and connected community within the tower.



### Legend

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY



Type 4 - Level 16



Type 3 - Level 15



Type 2 - Level 10-11 COS

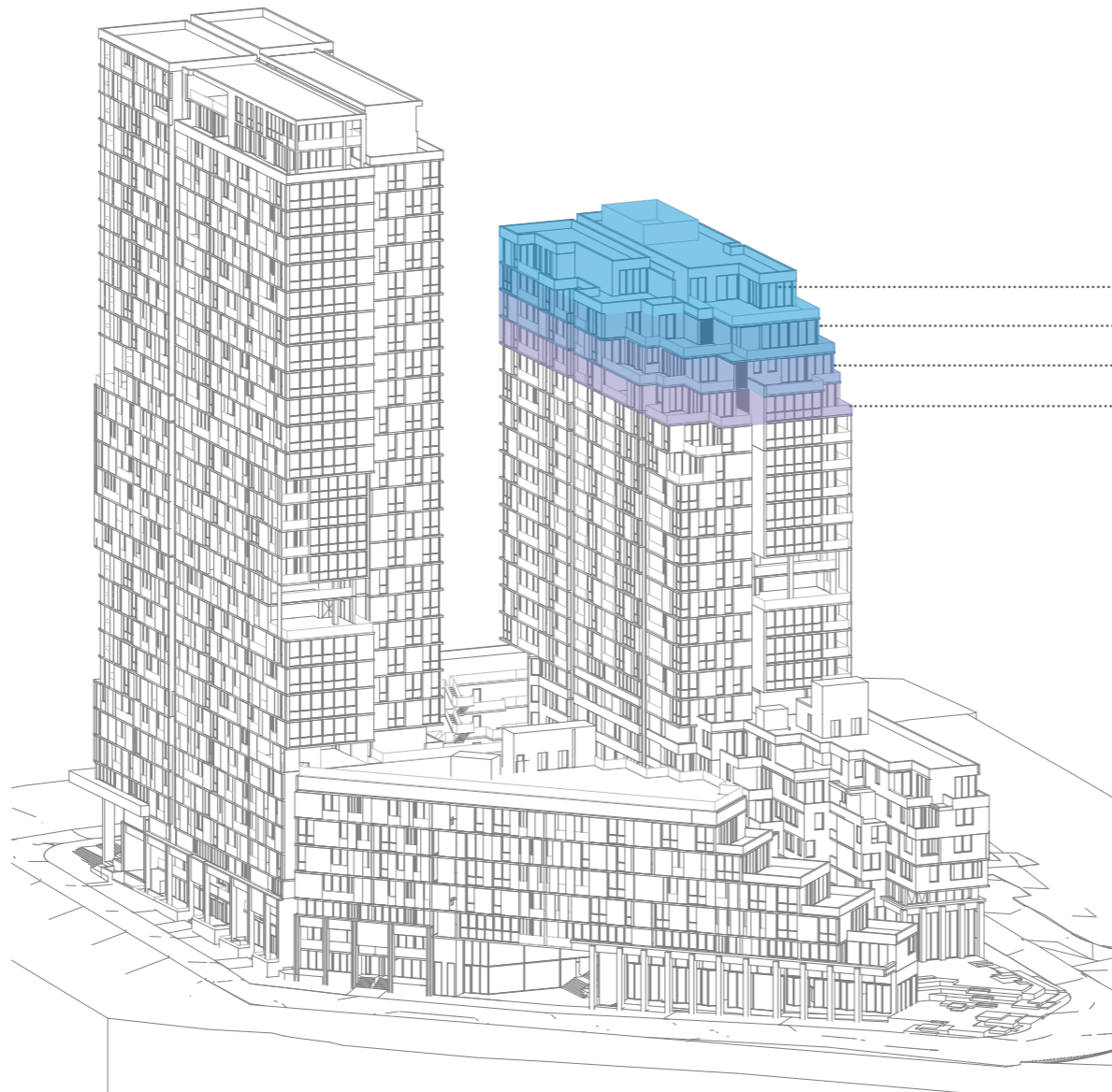


Type 1 - Level 6-9 + Level 12-14

# 4.3 PLANNING APPROACH

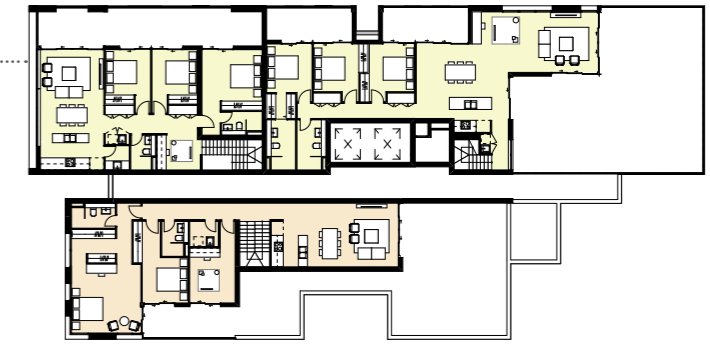
## Tower B

Larger two and three-bedroom units are located at the top, taking advantage of the terraced form featuring generous open terraces that provide landscaped open space amenities, offering residents green outlooks over the ground floor and podium communal open spaces, as well as expansive views toward the water.

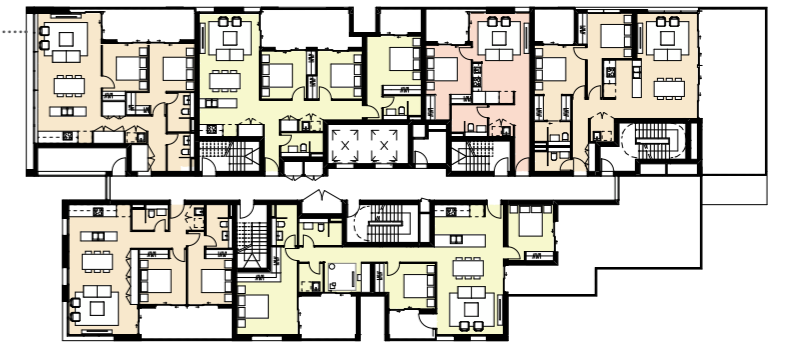


### Legend

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- RESIDENTIAL LOBBY



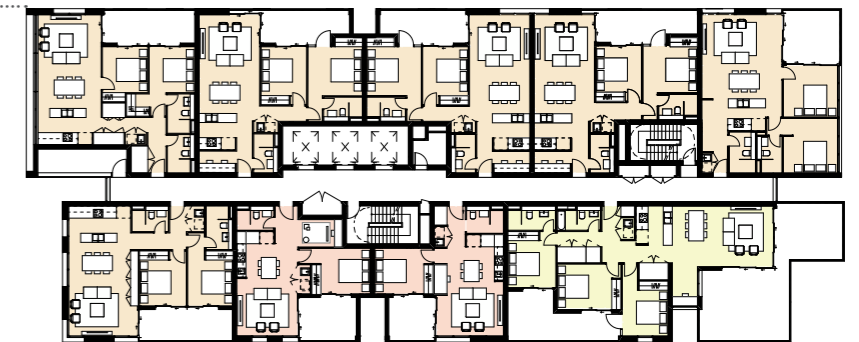
Type 8 - Level 20



Type 7 - Level 19



Type 6 - Level 18



Type 5 - Level 17

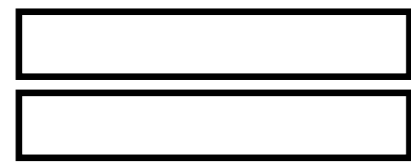
# 4.3 PLANNING APPROACH

## Typical Tower Level

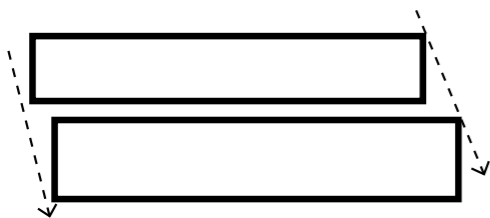
### Tower Floor Plate Strategy



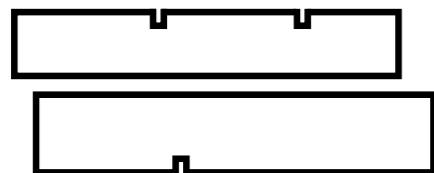
1. Simple geometry / Efficient floor plate



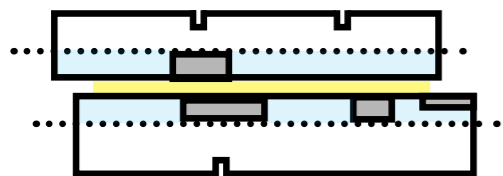
2. Primary facade articulation / Natural light to common circulation



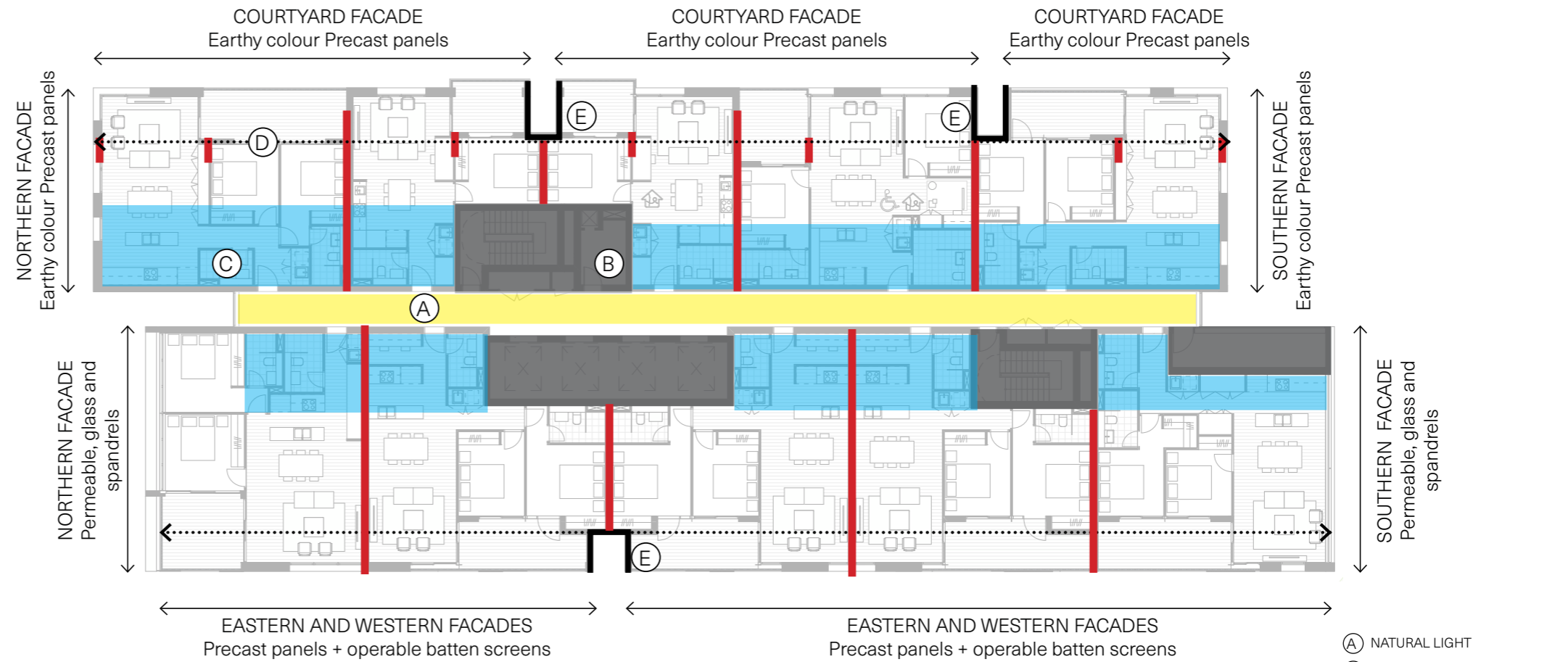
3. Shift in the mass to improve solar access to the mangroves



4. Secondary facade articulation / breaking the mass into a slender and vertical form



5. Consolidated services and wet areas along a central spine and liberating the facade for habitable rooms



- (A) NATURAL LIGHT
- (B) SERVICES
- (C) CONSOLIDATED WET AREA
- (D) STRUCTURE STRATEGY
- (E) FACADE ARTICULATION



# 4.3 PLANNING APPROACH

## Waste Collection Strategy

Each tower features a general waste room with garbage chute and recycle bin adjacent to each lift core, providing residents with a convenient and discreet disposal method directly from their floor lobbies. This immediate access streamlines waste disposal, promoting cleanliness and convenience for occupants. The chute rooms are located on basement 1 level where consolidated waste holding areas for residential and retail uses are provided to service the development. Dedicated room for FOGO bins are also provided for resident use, adjacent to each core's waste room and accessible via lifts. Bulky waste is also provided in dedicated room on basement level 1.

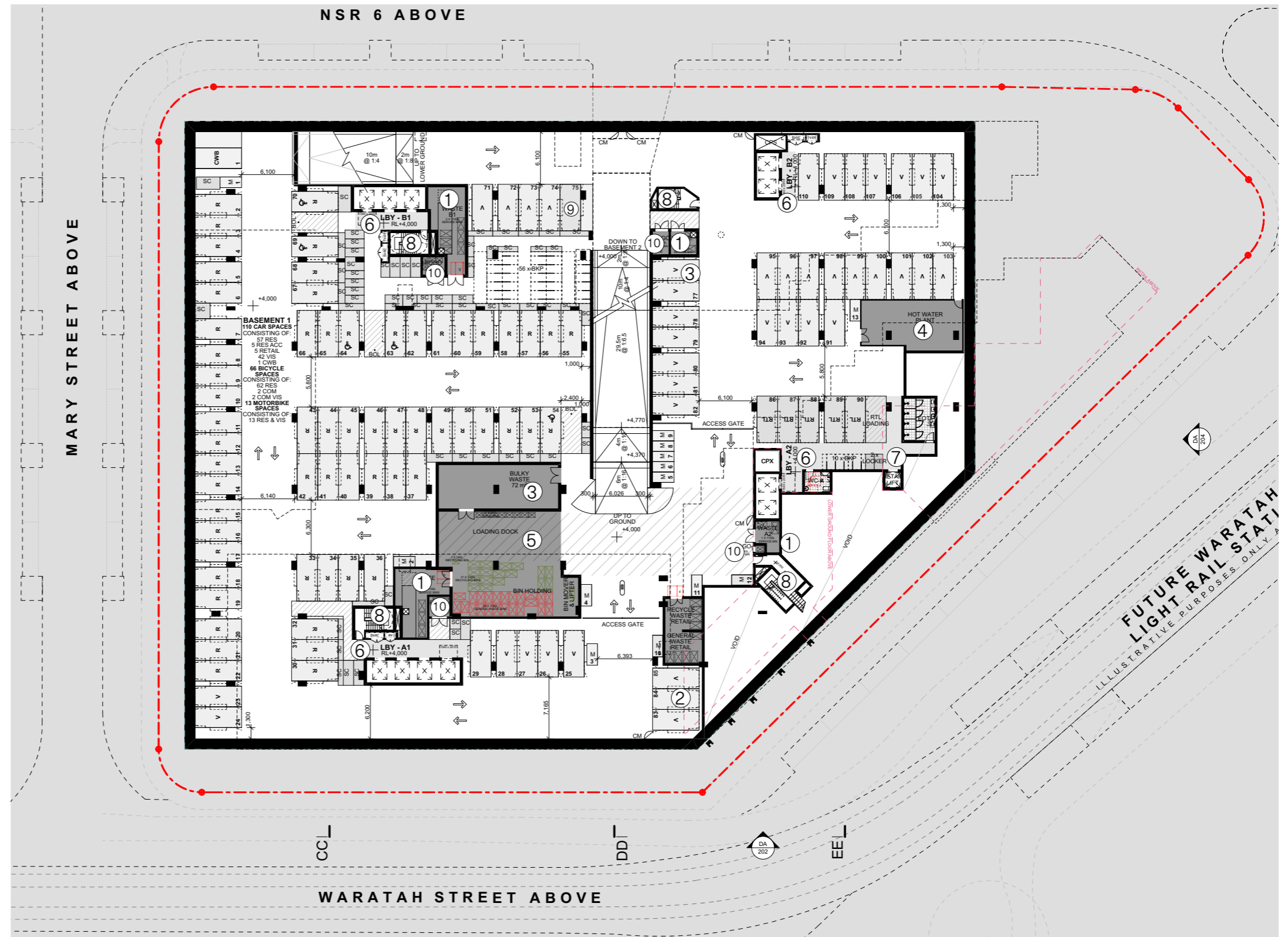
These areas will be designed to prevent unauthorized access, to contain any spilt materials and will have signage to remind residents of the correct separation of waste and recyclables. In keeping with the best practices for sustainable design, all waste areas and waste/recycling bins will be clearly differentiated through appropriate signage and color coding to Australian Standards. Each stream will be located in a designated area.

Refer to the Operational Waste Management Plan for more details.

- ① Residential general waste room
- ② Retail waste and recycling room
- ③ Bulky waste room
- ④ Services
- ⑤ Loading area
- ⑥ Residential lift core & lobby
- ⑦ Retail lift core & lobby
- ⑧ Fire stair
- ⑨ Car wash bay
- ⑩ FOGO

### Legend

R	RESIDENTIAL CARSPACE
V	VISITORS CARSPACE
M	MOTORBIKE CARSPACE
S	STORAGE CAGES
[Grey Box]	SERVICE ROOMS
[Wheelchair Icon]	ACCESSIBLE CARSPACE
[Hatched Box]	SHARED ZONE
B	BOLLARD
[Grey Box]	PLR2 SITE EXTENT



Basement 1 Waste & Services

# 4.3 PLANNING APPROACH

## Parking Strategy

The development provides 618 car spaces across 4 and a half basement levels. This includes the requirements for retail, residential and visitor parking. Bicycle and motorbike parking is also provided.

Vehicular access to the development is separated from pedestrian access to provide clear and legible access to the site. A consolidated carpark entry/exit point from NSR6 Street provides internal access to the basement parking as well as loading, waste and service area.

Retail and visitor parking are clearly separated from the residential parking to allow for secured and restricted residential access. Accessible car spaces are located adjacent to the lift core. Residential storage cages are distributed across all basement levels.

Refer to the Traffic Report for more details.



- ① Residential lift core & lobby
- ② Bicycle store
- ③ Store
- ④ Fire stair

### Legend

R	RESIDENTIAL CARSPACE
V	VISITORS CARSPACE
M	MOTORBIKE CARSPACE
S	STORAGE CAGES
[Grey Box]	SERVICE ROOMS
[Wheelchair Symbol]	ACCESSIBLE CARSPACE
[Hatched Box]	SHARED ZONE
B	BOLLARD
[Grey Box]	PLR2 SITE EXTENT

Typical Basement

# 4.4 APARTMENT DESIGN

## Unit Typologies

### 1 Bed + 2 Bed Unit Typologies

A mix of 1 bed and 2 bed 2 bath typologies provide a wide range of price points and choice to cater for a wide demographic

Unit types are distributed across all levels, with orientations to north, east and west to provide a range of apartments that have varied amenity and outlook for housing choice.

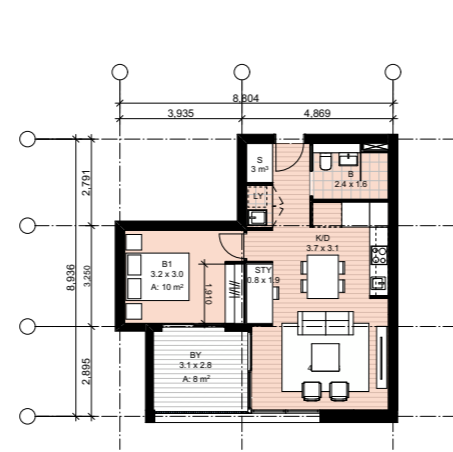
### 3 Bed Typologies

3 bed typologies have been designed with consideration of potential resident needs (family friendly apartments):

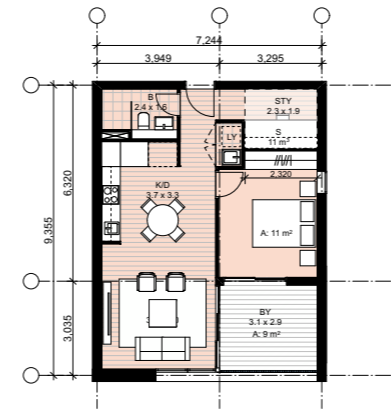
Distributed across the building for diversity;

Focused on locations that provide the best amenity, outlook and views;

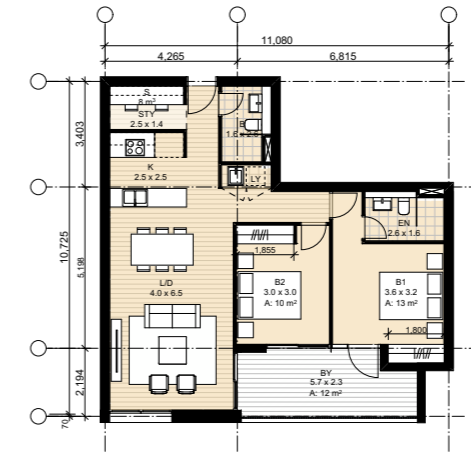
Located on levels to maximize access to open space, where the changing building form provides the opportunity for larger terraces or rooftop open space.



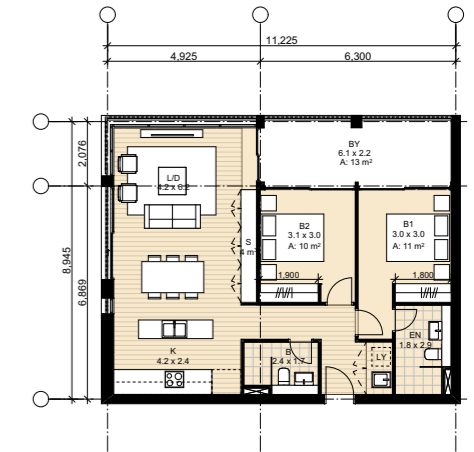
1 Bed - Type A



1 Bed - Type B



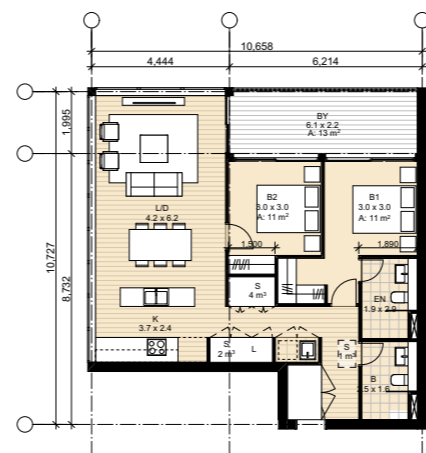
2 Bed - Type A



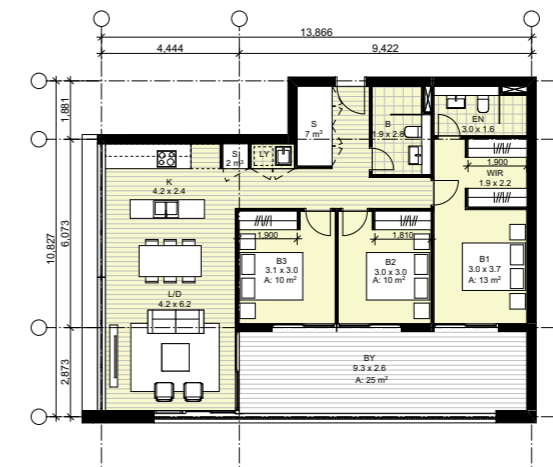
2 Bed - Type B



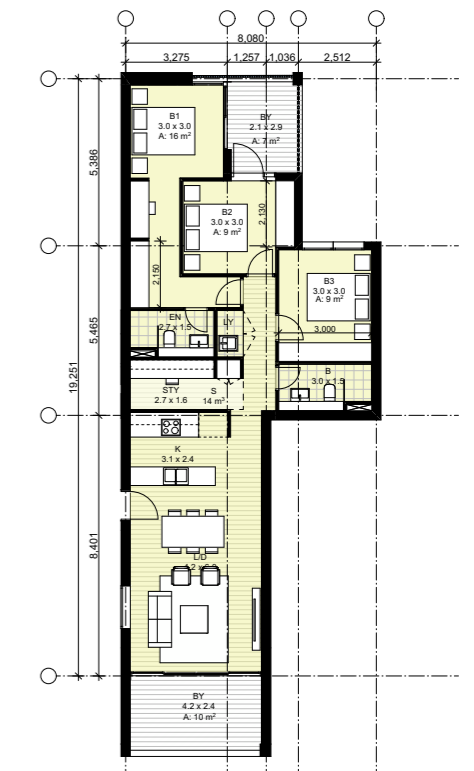
2 Bed - Type C



2 Bed - Type D



3 Bed - Type A



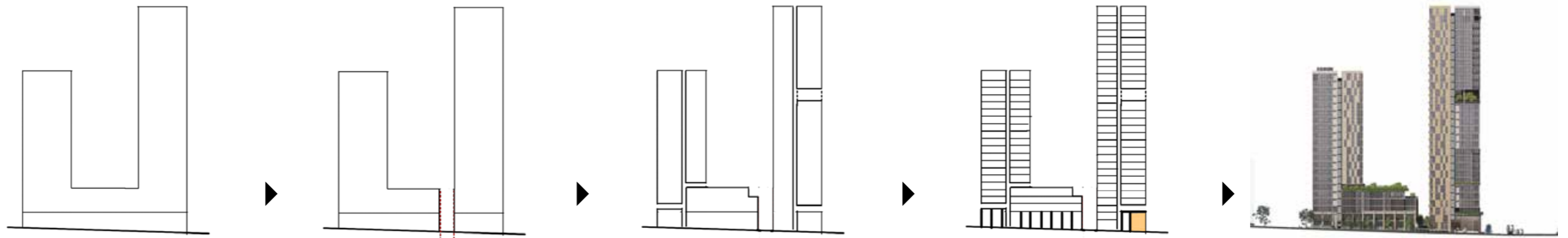
3 Bed - Type B



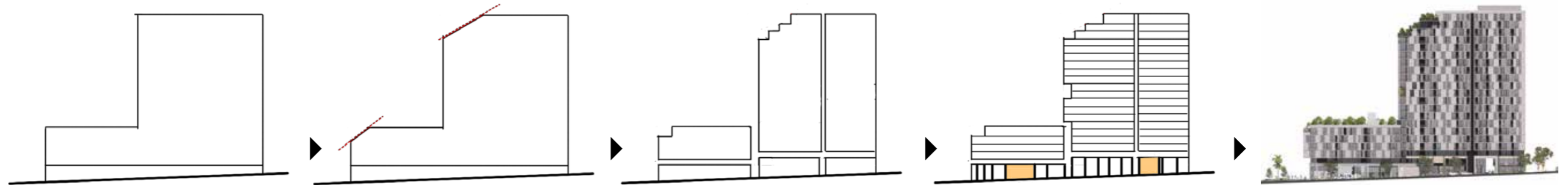
# FACADE DESIGN

# 5.1 FACADE MASSING ARTICULATION

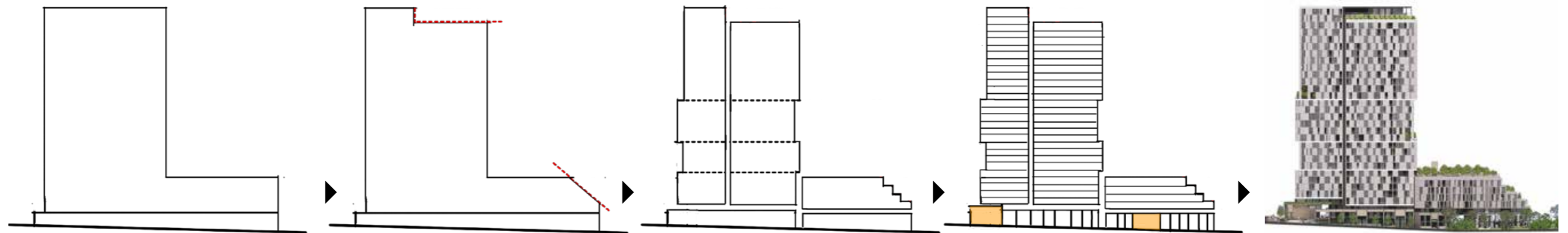
North Elevation



East Elevation



West Elevation



INITIAL PROPOSED MASS

MASS REFINEMENT FOR SOLAR ACCESS

BREAKING BUILDING SCALE

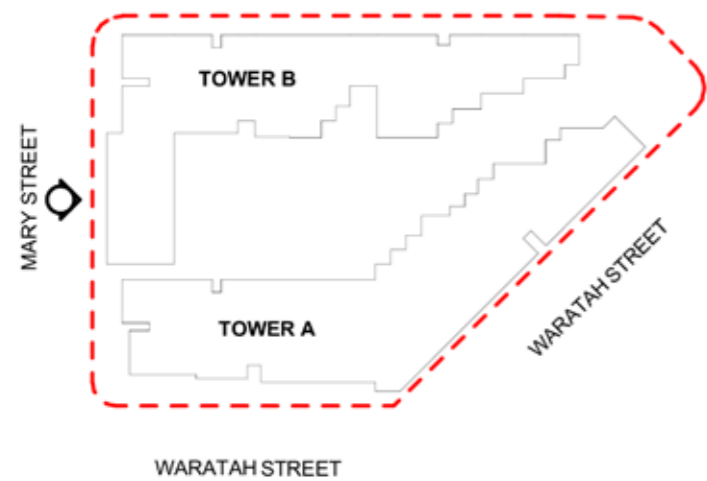
PROVIDING HUMAN SCALE

# 5.2 ELEVATION

North

### LEGEND

- ① BL-03 ALUMINIUM BALUSTRADE
- ② BWK-01 BRICK BROWN
- ③ CONC-01 PRECAST CONCRETE LIGHT GREY WITH VERTICAL GROOVES
- ④ CONC-02 PRECAST CONCRETE BROWN WITH HORIZONTAL GROOVES
- ⑤ CONC-03 SMOOTH CONCRETE BEIGE
- ⑥ CONC-04 PRECAST CONCRETE LIGHT BEIGE WITH HALF MOON CURVES
- ⑦ CONC-05 PRECAST CONCRETE DARK GREY
- ⑧ CONC-06 CONCRETE SMOOTH BEIGE
- ⑨ CONC-07 CONCRETE ROUGH TEXTURE GREY
- ⑩ GL-01 CLEAR GLASS
- ⑪ GL-02 DARK GLASS
- ⑫ PC-01 ALUMINIUM PROFILE SLAB EDGE POWDER-COATED LIGHT GREY
- ⑬ PF-01 PAINT FINISH DARK GREY
- ⑭ PF-02 PAINT FINISH LIGHT GREY
- ⑮ SCN-01 WHITE POWDERCOAT SCREEN

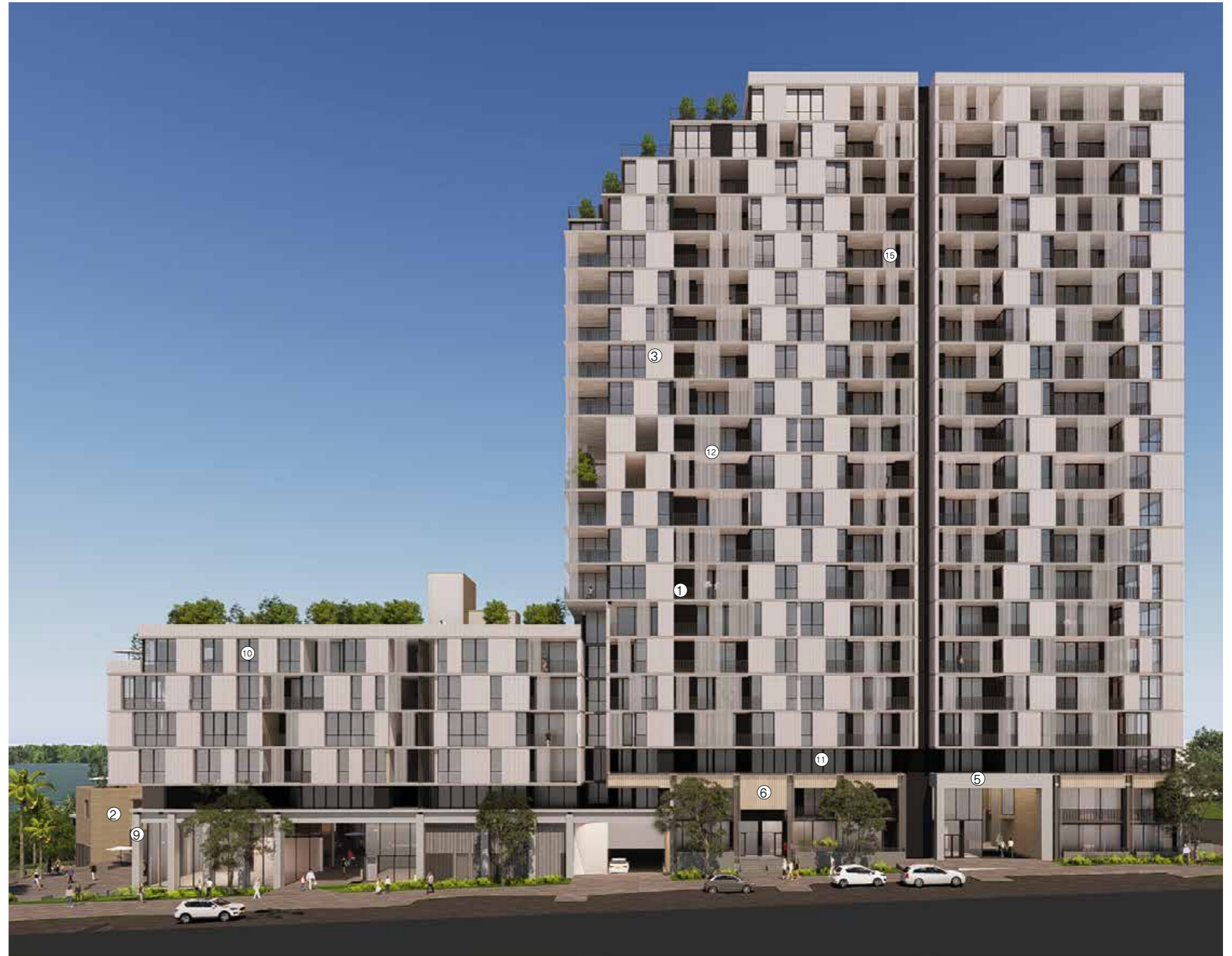
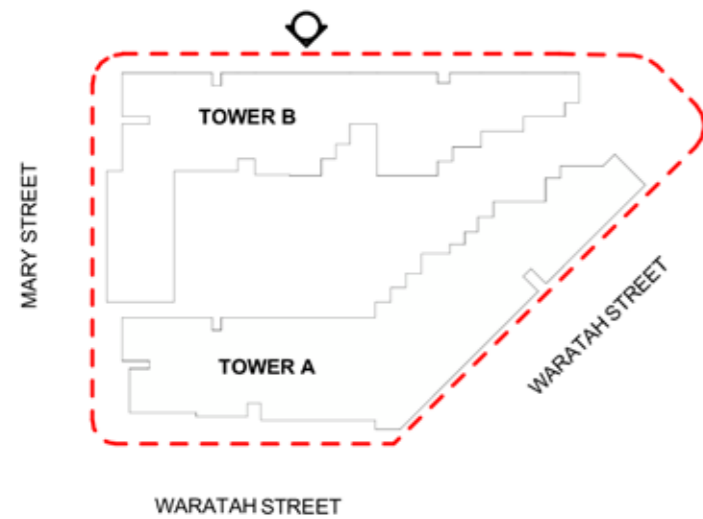


# 5.2 ELEVATION

East

### LEGEND

- ① BL-03 ALUMINIUM BALUSTRADE
- ② BWK-01 BRICK BROWN
- ③ CONC-01 PRECAST CONCRETE LIGHT GREY WITH VERTICAL GROOVES
- ④ CONC-02 PRECAST CONCRETE BROWN WITH HORIZONTAL GROOVES
- ⑤ CONC-03 SMOOTH CONCRETE BEIGE
- ⑥ CONC-04 PRECAST CONCRETE LIGHT BEIGE WITH HALF MOON CURVES
- ⑦ CONC-05 PRECAST CONCRETE DARK GREY
- ⑧ CONC-06 CONCRETE SMOOTH BEIGE
- ⑨ CONC-07 CONCRETE ROUGH TEXTURE GREY
- ⑩ GL-01 CLEAR GLASS
- ⑪ GL-02 DARK GLASS
- ⑫ PC-01 ALUMINIUM PROFILE SLAB EDGE POWDER-COATED LIGHT GREY
- ⑬ PF-01 PAINT FINISH DARK GREY
- ⑭ PF-02 PAINT FINISH LIGHT GREY
- ⑮ SCN-01 WHITE POWDERCOAT SCREEN

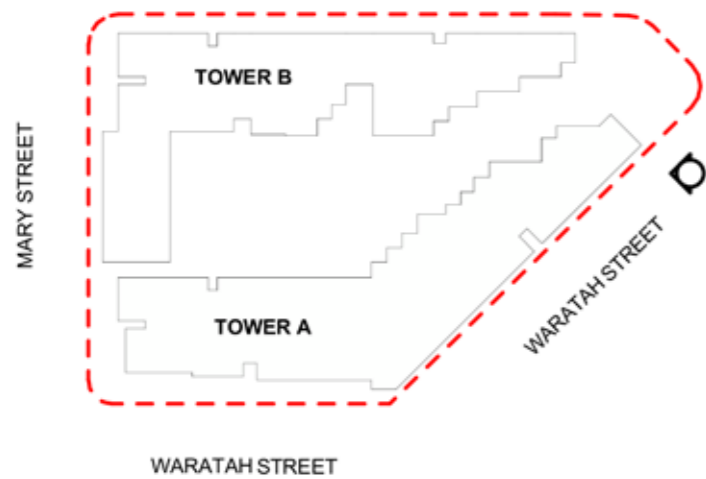


# 5.2 ELEVATION

South

### LEGEND

- ① BL-03 ALUMINIUM BALUSTRADE
- ② BWK-01 BRICK BROWN
- ③ CONC-01 PRECAST CONCRETE LIGHT GREY WITH VERTICAL GROOVES
- ④ CONC-02 PRECAST CONCRETE BROWN WITH HORIZONTAL GROOVES
- ⑤ CONC-03 SMOOTH CONCRETE BEIGE
- ⑥ CONC-04 PRECAST CONCRETE LIGHT BEIGE WITH HALF MOON CURVES
- ⑦ CONC-05 PRECAST CONCRETE DARK GREY
- ⑧ CONC-06 CONCRETE SMOOTH BEIGE
- ⑨ CONC-07 CONCRETE ROUGH TEXTURE GREY
- ⑩ GL-01 CLEAR GLASS
- ⑪ GL-02 DARK GLASS
- ⑫ PC-01 ALUMINIUM PROFILE SLAB EDGE POWDER-COATED LIGHT GREY
- ⑬ PF-01 PAINT FINISH DARK GREY
- ⑭ PF-02 PAINT FINISH LIGHT GREY
- ⑮ SCN-01 WHITE POWDERCOAT SCREEN

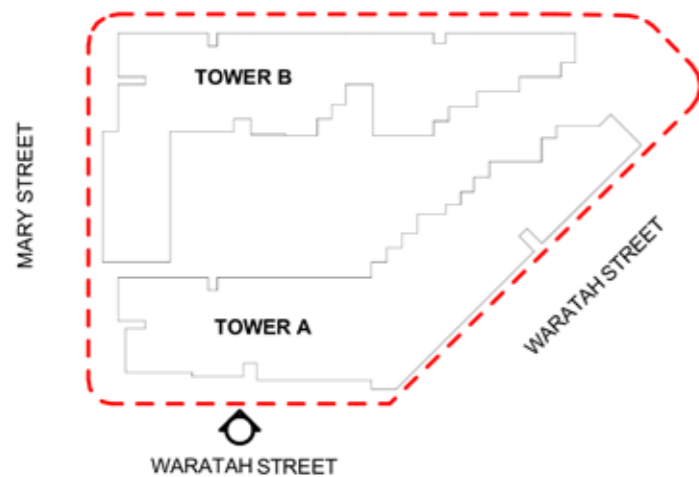


# 5.2 ELEVATION

West

### LEGEND

- ① BL-03 ALUMINIUM BALUSTRADE
- ② BWK-01 BRICK BROWN
- ③ CONC-01 PRECAST CONCRETE LIGHT GREY WITH VERTICAL GROOVES
- ④ CONC-02 PRECAST CONCRETE BROWN WITH HORIZONTAL GROOVES
- ⑤ CONC-03 SMOOTH CONCRETE BEIGE
- ⑥ CONC-04 PRECAST CONCRETE LIGHT BEIGE WITH HALF MOON CURVES
- ⑦ CONC-05 PRECAST CONCRETE DARK GREY
- ⑧ CONC-06 CONCRETE SMOOTH BEIGE
- ⑨ CONC-07 CONCRETE ROUGH TEXTURE GREY
- ⑩ GL-01 CLEAR GLASS
- ⑪ GL-02 DARK GLASS
- ⑫ PC-01 ALUMINUM PROFILE SLAB EDGE POWDER-COATED LIGHT GREY
- ⑬ PF-01 PAINT FINISH DARK GREY
- ⑭ PF-02 PAINT FINISH LIGHT GREY
- ⑮ SCN-01 WHITE POWDERCOAT SCREEN



# 5.3 FACADE CONCEPT

## PODIUM BASE

The proposed podium incorporates a number of design elements, including:

- The bottom two levels are designed to present a responsive interface to the street, establishing a human-scale approach that enhances pedestrian experience and promotes a welcoming, approachable streetscape.
- A series of columns creates a vertical colonnade that modulates and articulate the facade
- Retail activation concentrated on the southern corner near the proposed Waratah Street light rail stop, ferry car park, and public plaza, forming a vibrant node that capitalises on the synergy between transit access, shopping, and community gathering. A platform design approach aims to elevate the ground entry lobby and retail above local flood levels, and terraces down into a barrier-free, permeable edge, fostering a seamless connection with the surrounding landscape, inviting people to sit, socialize, and occupy the edges

## RESIDENTIAL TOWER

The Residential tower embodies a dual expression, responsive to orientation, sunlight, and views. The inner surfaces of the tower showcase solid, earthy tones, while outer facades—exposed to the sun—are wrapped in a metallic, kinetic veil reflecting the river. This is achieved through a number of design elements, including:

- Inner facade: Precast concrete panels with horizontal grooved patterns in earthy tones are employed to emulate the texture and stratification of rock formations. Deep reveals to openings enhance this effect, providing depth and shadow.
- Outer facade: The movable vertical batten screens, paired with precast panels featuring vertical grooves in light tones, are designed to provide residents with complete control over their living environment, allowing for adjustable privacy, light filtration, and ventilation.
- Palisade balustrades to the balconies introduce an additional layer of texture, enhancing the building's visual complexity and architectural refinement.
- The northern facades incorporate projecting slab edges that serve as shade awnings, providing passive solar protection, while the southern facades are designed with full glazing to maximise natural light penetration and capture expansive views.

- ① Precast panels with vertical grooves provide visual interest and establish coherence with the batten screens
- ② Vertical batten screens
- ③ Raised platform for flood mitigation with terraced edges
- ④ Verandah feature provides access to street level retail protected from the elements
- ⑤ Vertical colonnade that modulates and articulate the facade
- ⑥ Modular precast panels with horizontal grooves coupled with deep reveal openings
- ⑦ projected slab edge for shading



## 5.4 MATERIALITY PRINCIPLES



### SOLID + EARTHY

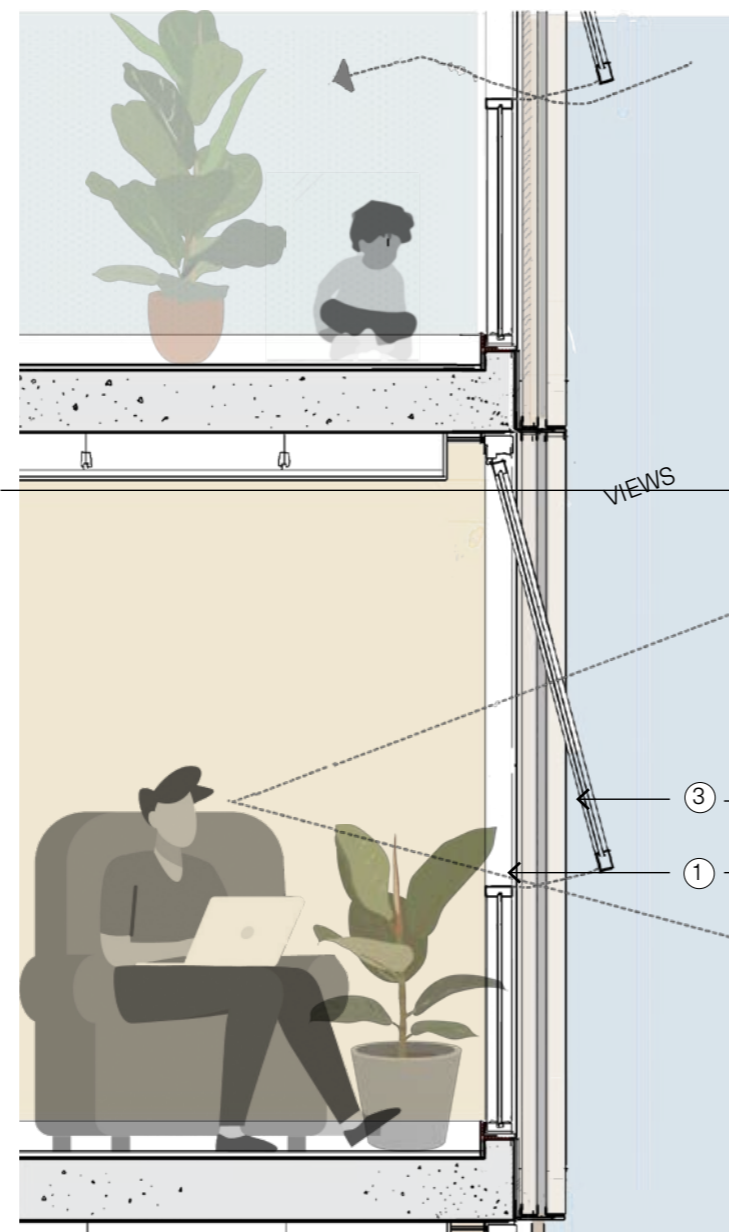
The inward-facing facades are designed to mimic the natural texture of foundational rock through selected architectural materials and facade composition. Precast concrete panels with horizontal grooved patterns in earthy tones are employed to emulate the texture and stratification of rock formations. Deep reveals to openings enhance this effect, providing depth and shadow. This design approach strives to create a tactile and visual connection to nature, grounding the building within its context and promoting a sense of organic integration.

### BREATHABLE + FLUID

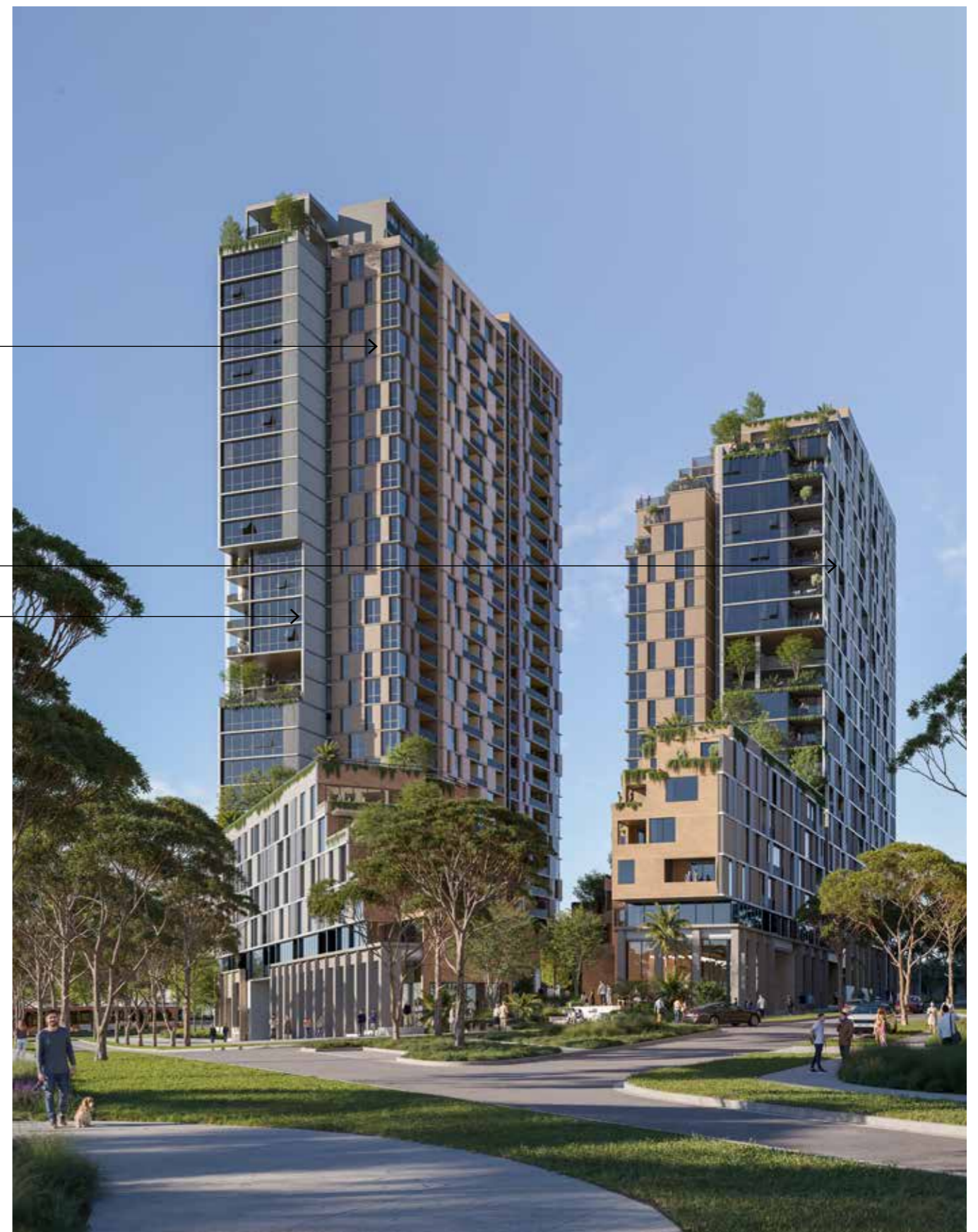
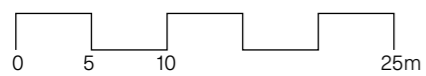
The outward-facing facades the outer facades are defined by a kinetic, reflective veil that responds to the changing light and echoes the river's dynamic energy. The movable vertical batten screens paired with precast panels featuring vertical grooves in light tones, creating a dynamic interplay between solidity and openness, light and shadow. The nuanced variation between open, permeable, and solid elements helps to reduce perceived bulk and scale while providing a seamless and subtle transition between movable and fixed components.



# 5.5 INDICATIVE FACADE APPROACH



- ① Awning window in aluminium frames for a naturally controlled internal environment.
- ② Precast concrete walls with vertical grooves as precedent image
- ③ Movable aluminium vertical blade with powdercoat to provide shading against eastern + western sun



# 5.6 MATERIALS + FINISHES



- |    |    |    |
|----|----|----|
| 01 | 04 | 02 |
| 08 | 03 | 09 |
| 07 | 05 | 06 |
- 01 | CONC-01    PRECAST CONCRETE LIGHT GREY WITH VERTICAL GROOVES OR SIMILAR
  - 02 | CONC-02    PRECAST CONCRETE BROWN WITH HORIZONTAL GROOVES OR SIMILAR
  - 03 | CONC-03    SMOOTH CONCRETE BEIGE OR SIMILAR
  - 04 | CONC-04    PRECAST CONCRETE LIGHT BEIGE WITH HALF MOON CURVES OR SIMILAR
  - 05 | GL-01        CLEAR GLASS OR SIMILAR
  - 06 | GL-02        DARK GLASS OR SIMILAR
  - 07 | SCN-01        WHITE POWDERCOAT SCREEN OR SIMILAR
  - 08 | PC-01        ALUMINIUM PROFILE SLAB EDGE POWDER-COATED LIGHT GREY OR SIMILAR
  - 09 | BWK-01        BRICK BROWN OR SIMILAR

## 5.7 CGI VIEWS



## 5.7 CGI VIEWS



## 5.7 CGI VIEWS



STUDIO 64  
61 MARLBOROUGH STREET  
SURRY HILLS NSW 2010  
T + 612 8278 7156  
MAIL@FUSEARCHITECTS.COM.AU  
FUSEARCHITECTS.COM.AU

FUSE—ARCHITECTS