

5.0 DESIGN APPROACH

5.4 MASSING

The 'Discovery Point Park Arc' is broken in several locations by vertical slots which typically facilitate pedestrian movement toward the park and also act to separate the various building stages.

One such vertical slot results from the Wolli Creek Airport Line located to the south-west of Building 6. The Airport Line creates an approximate 45 degree bisection of the 'Discovery Point Park Arc' at this point.

Section 3.0 of this report identifies that the southern façades of Building 6 have excellent views and hence amenity. Moreover the south-west façade of Building 6 does not overlook other buildings as is the case with other oblique façades in the 'Discovery Point Park Arc'. The north-west and north-east façades of Building 6 have a proximal relationship with other buildings and as a consequence offer less available amenity in terms of view.

Given the above, massing diagram 5.4 demonstrates that the appropriate massing has been adopted to:

- Maximise built form with a view
- Reduce the number of units with frontages which are proximal to future buildings
- Activate the long south facade to the public domain

The proposal separates the building mass into two volumes defined by the continuous central public corridor, the larger mass to the south contains the bulk of the accommodation, the smaller mass to the north contains the vertical circulation and concentrates residential accommodation in locations with the greatest amenity benefit.

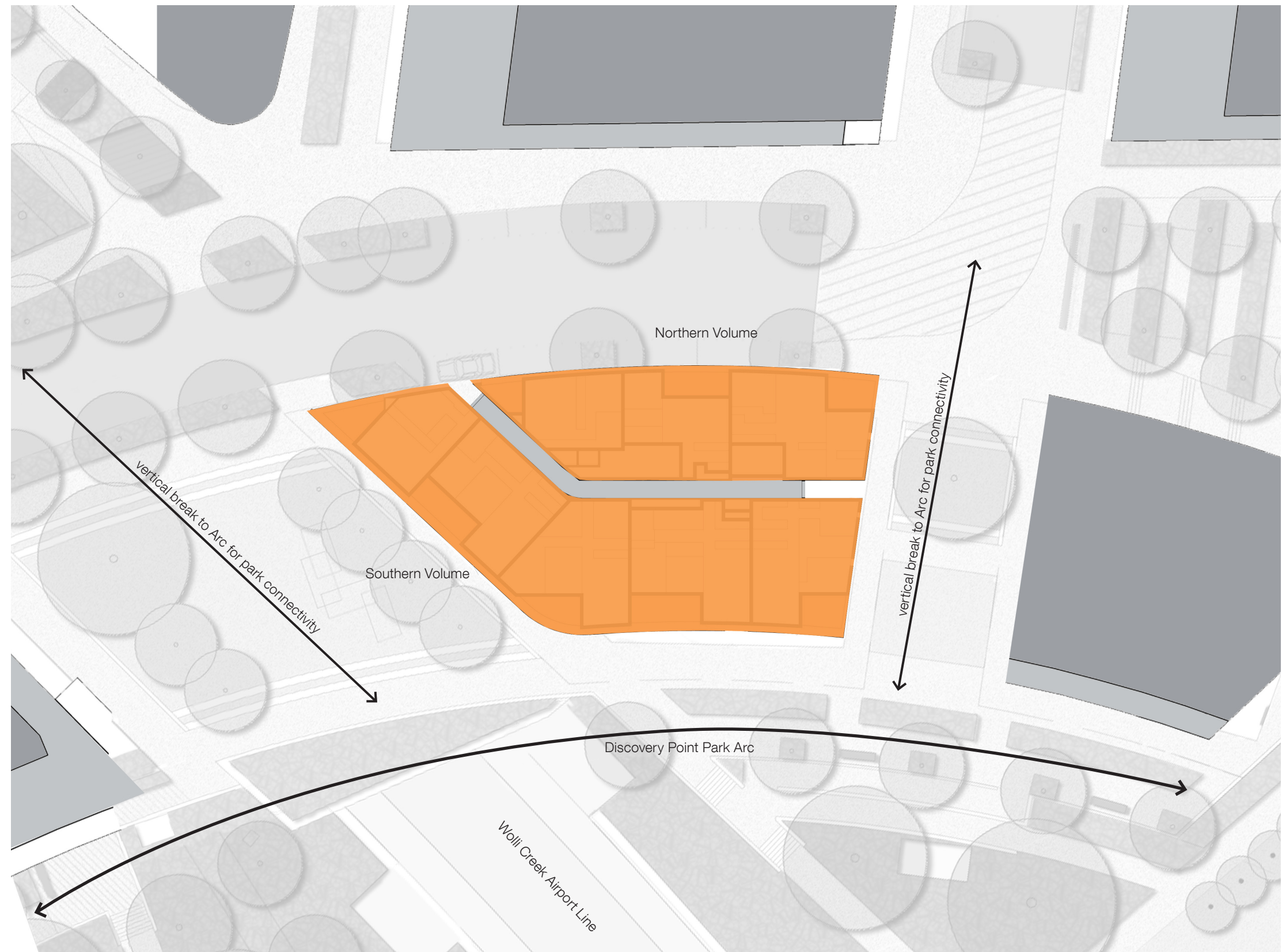
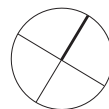


Diagram 5.4 - Massing



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5.5 FACADE ARTICULATION & MATERIALITY

The facades of Building 6 can be defined by the following three general typologies:

- More public active facades
- More private side facades
- The 'Masonry Arc'

A natural difference occurs in this proposal between facades as a result of:

- Differing internal functions
- A desire to reinforce the Masonry Arc
- View and solar considerations
- Privacy considerations.

This naturally occurring difference in facades is celebrated in this proposal via alternate approaches in materiality, proportion and form. The alternate facade approaches are then used to define the two volumes referred to in section 5.4. Diagram 5.5 illustrates this concept.

The first alternate facade approach is one of proportion. The diagram below illustrates how varying proportion is used to define the massing volumes. This is shown in diagram 5.6.

The second alternate facade approach is one of materiality. The opposite page demonstrates how materiality is combined with the varying facade forms to achieve the various facade objectives.

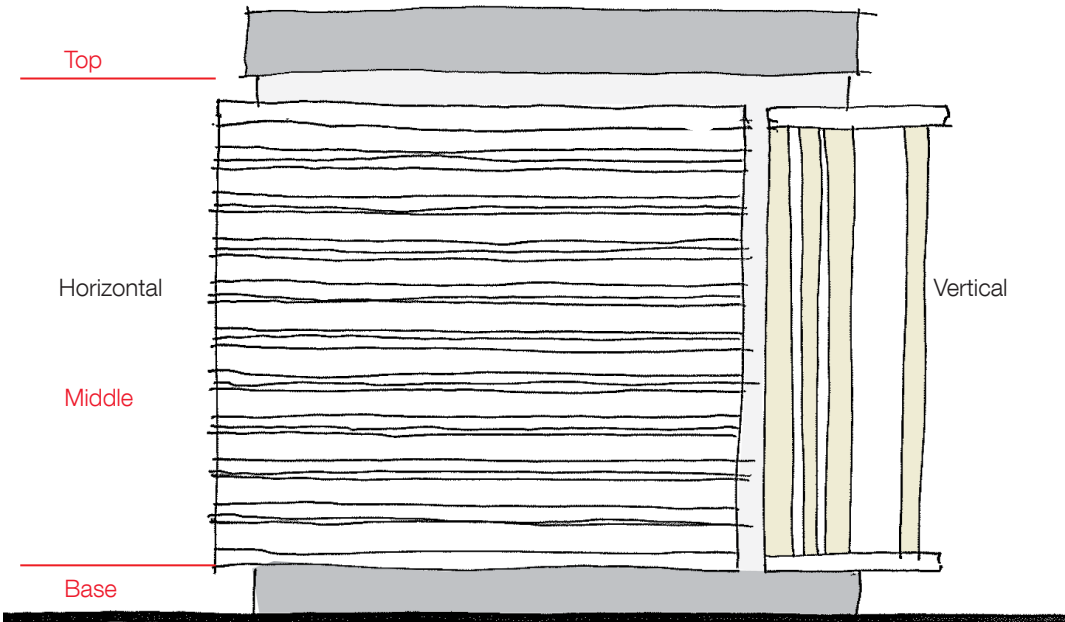
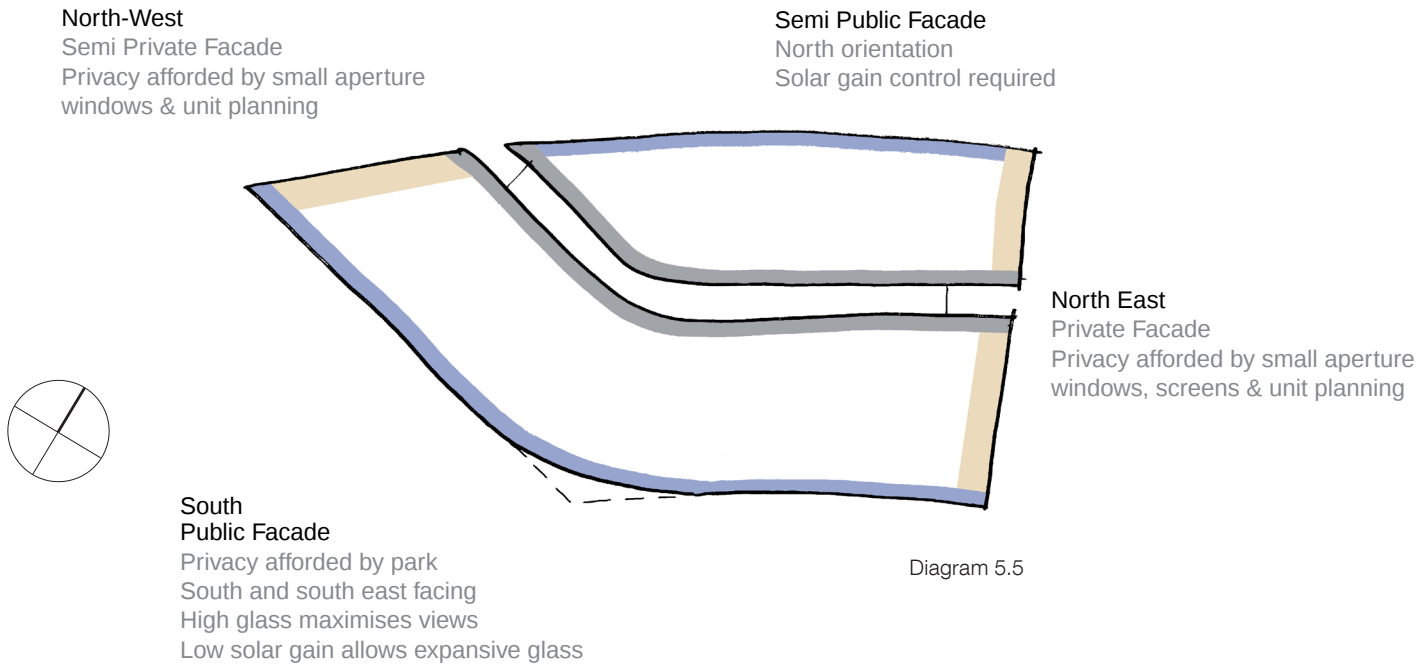


Diagram 5.6.1 - North-west facade

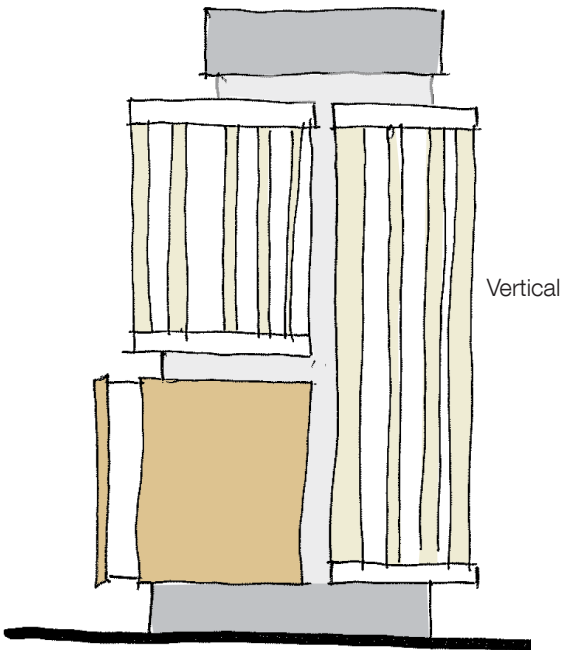


Diagram 5.6.2 - North-east facade

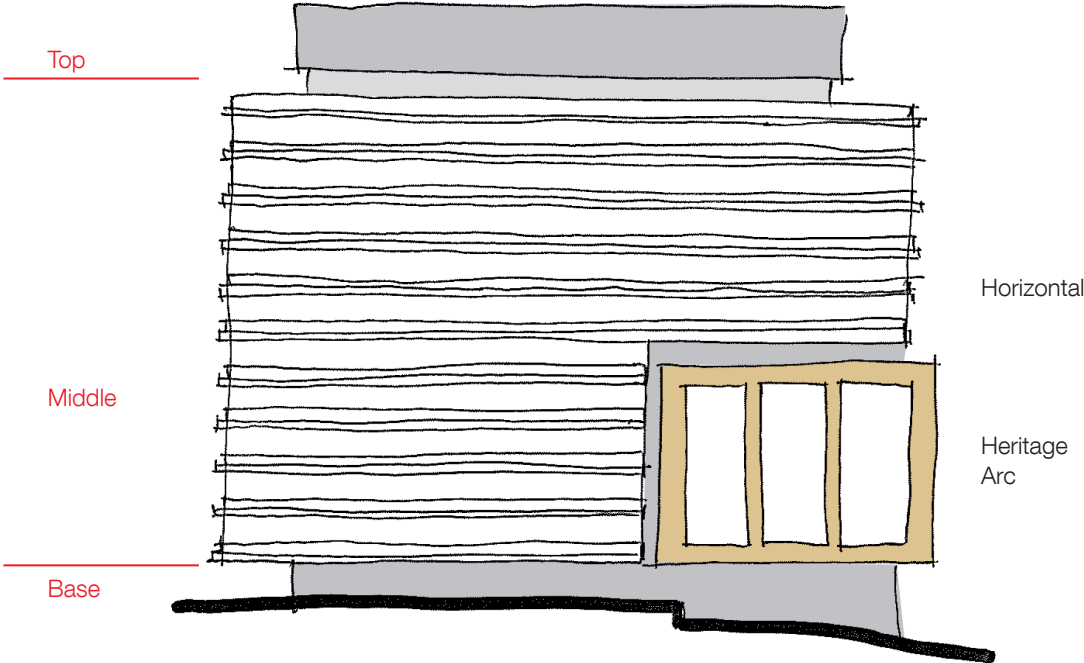


Diagram 5.6.3 - South facade

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5.6 MATERIALS AND COLOURS

The following natural and tonal colours and materials have been selected to accentuate and define the facade articulation concepts that are discussed in the preceding section

- Painted fibre cement cladding
- Aluminium framed clear glazing
- Off form & painted concrete
- Glass balustrades
- Aluminium louvres
- Masonry
- Metal balustrade
- Rough cast render

KEY

5.7 -Vertical louvres over glass forms a consistent horizontal line across the facade

5.8 -Angled fibre cement walls provide reflected daylight light and privacy whilst creating a vertical feature element to the corner facade

5.9 -Vertical fibre cement cladding panels are arranged with staggered joints to form a clearly delineated top

5.10 -Coloured articulated screen to activate ground floor

5.11 -Masonry Arc



Diagram 5.7



Diagram 5.8



Diagram 5.9



Diagram 5.10



Diagram 5.11

6.0 AMENITY

SEPP65 principle 7 clause 15 states:
Good design provides amenity through the physical, spatial and environmental quality of a development.
Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

6.1 APARTMENT LAYOUTS

The apartment layouts have been carefully considered to maximise outlook, privacy and natural light.

The floor plans in Building 6 can be separated into two general typologies; maisonette type units (located on ground, first, level 11 and level 12) and single level units (located on levels 1-10).
All units are accessed from the floor of the primary living space through a naturally ventilated communal corridor via a lift which is connected to the main foyer located adjacent Brodie Spark Drive. The communal corridor also provides access to the service risers, fire escapes and other shared facilities. The communal corridor ranges in width from approximately 1.6m – 1.8m.

The floor plan below is taken from typical level 6 and is similar to the majority of floors in the development (levels 2-10).
A minor change to the typical floor shown occurs on levels 2-5 wherein the built form along the south east corner steps out by 2.5m to form the Masonry Arc referred to elsewhere in this report.

On the typical floor below three units are located to the north of the public corridor, 5 units are accessed via the south, this strategy results in six of the eight units on a typical floor being afforded water or water and park views (refer to diagram 6.2).

The apartments have been designed to be generally rectilinear, however given the overall shape of the floor plan this is not always possible. In situations where non-rectilinear rooms are provided they are generally located in bedroom and /or ancillary spaces.
Storage is provided both within each apartment and in dedicated areas of the basement, providing opportunity for residents to store a range of household items. 1-bed units generally have 6m3 storage, 2-bed units 8m3 storage and 3-bed units 10m3 storage.
The scheme provides two wheelchair adaptable apartments: being a 2 bed 1 bath unit located on level 1 and a 2 bed 2 bath unit located on level 5.



Diagram 6.1 - Apartment layouts