

4.0 SCHEME OVERVIEW

4.2 VEHICULAR ACCESS

Vehicular access to the basement car park will be via the temporary bus turning loop until such time as the final access via Spark Lane is constructed. The proposed basement car park (Level B1) extends below the future Building 11 to provide sufficient permanent car parking for residents to meet the requirements of the statement of commitments submitted as part of the Concept Plan.

Diagram 4.1 illustrates vehicular movements around Building 6.

4.3 RESIDENTIAL TOWER

Entry to the residential tower is via Brodie Spark Drive from the north façade, which will be the most public façade of the ground floor of the building. Building services and residential amenities are located adjacent the building entry. Ground floor units are maisonette type units accessed via level 1.

Diagram 4.2 illustrates ground floor circulation to Building 6.

The lifts in the foyer provide vertical connectivity to all floors of the building. Horizontal connectivity is typically via a continuous public corridor running east west.

Diagram 4.3 illustrates circulation on a typical Building 6 floor.

The units on the top two floors of the building (level 11 and 12) are maisonette type units which are accessed via a public corridor on level 11. The public corridor on level 11 shifts to the north side of the staircase and lift and fronts a landscaped area. The rooftop is used as a plant area and will not be publicly accessible to residents, maintenance access will be via lift and fire egress point.

Diagram 4.4 illustrates the penthouse levels of Building 6.

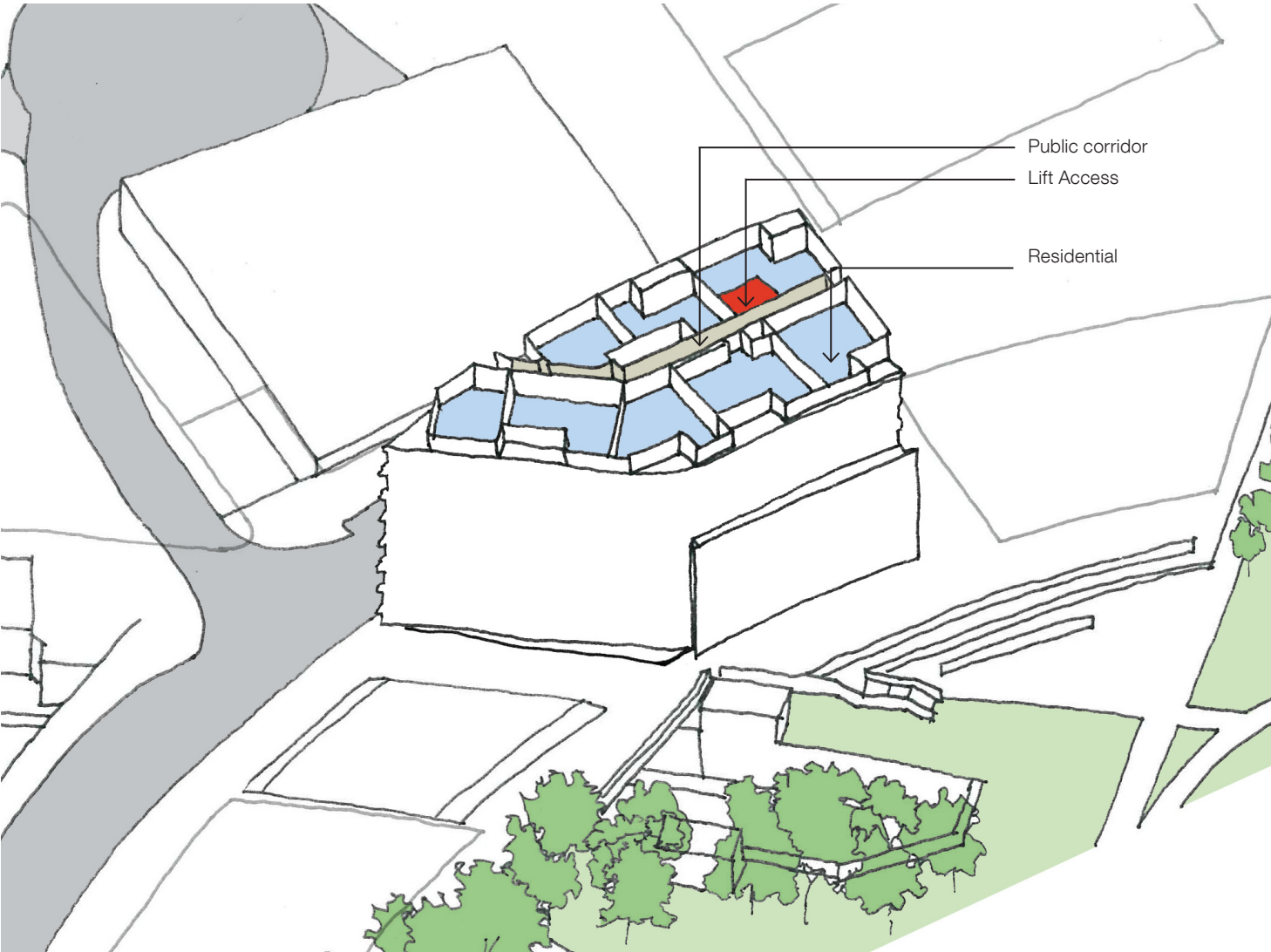


Diagram 4.3 - Residential tower - Mid-level

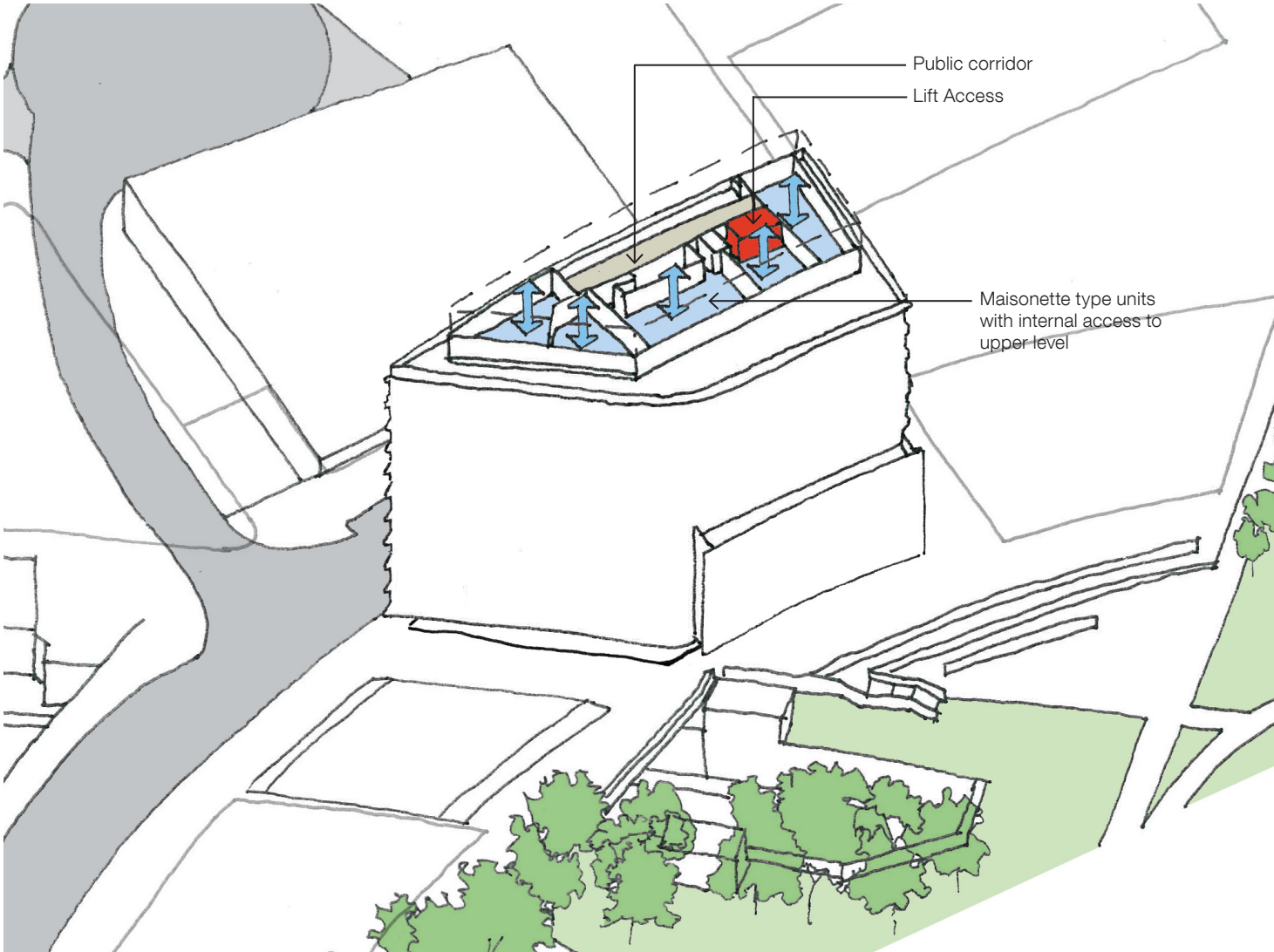


Diagram 4.4 - Residential tower - Upper level

5.0 DESIGN APPROACH

5.1 HEIGHT AND SCALE

The Concept Plan generally establishes three building heights. Large tower type buildings generally located on prominent corner sites, mid height towers and 2-3 storey development around podiums.

Building 6, being located adjacent the existing/ under construction buildings of Greenbank, Verge and Vine generally replicates the upper height alignment of Verge and Vine and is considered a mid height tower within the context of the Concept Plan.

The maximum height of the proposal is RL50.5 which is consistent with the building envelope as defined by the Concept Plan.

The earlier Masterplan for the site (DA 500/01) proposed an arc of buildings around the perimeter of Discovery Point Park to form a consistent curtilage to the park and the heritage listed properties of Tempe House and Magdalen's Chapel. This consistent curtilage was considered an important heritage consideration and urban design element and was maintained in the current Concept Plan application (MP 10_0030) albeit with a proposed break between Buildings 6 & 7. For reference purposes the buildings located around the perimeter of Discovery Point are referred to as being located in the 'Discovery Point Park Arc', this is indicated in Diagram 5.1.

The completion of an Arc around Discovery Point Park inevitably results at some point in a building with a southern orientation. Section 3 of this report and the following sections identify that in the case of Building 6 the southern orientation is a very desirable aspect. The following sections further consider orientation and describe the measures implemented in the Proposal to maximise amenity for future residents.

SEPP65 principle 2 clause 10 states:
Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings.
Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.



Diagram 5.1 - Concept Plan massing + building heights

5.0 DESIGN APPROACH

		GROUND				LEVEL 1- LEVEL 10				LEVEL 11 & 12			
BUILDING	OPPOSING USES	RFDC	Concept Plan (CP)	Proposed	Complies with CP	RFDC	Concept Plan (CP)	Proposed	Complies with CP	RFDC	Concept Plan (CP)	Proposed	Complies with CP
BUILDING 7	Non-habitable opposing rooms & Habitable rooms/ non-habitable opposing rooms	9m	12m	14m min	✓	13m (18m over 8 storeys)	12m	12m	✓	18m	16m	16m	✓
BUILDING 11 & 13	Generally Habitable opposing rooms	12m	18m	18m	✓	18m (24m over 8 storeys)	18m	18m	✓	24m	20m	20m	✓
VINE	Generally Habitable opposing rooms	12m	-	32m	✓	18m (24m over 8 storeys)	-	30m	✓	24m	-	32m	✓

5.2 BUILDING SEPARATION

The above table contains a summary of the building separation distances required by the Concept Plan approval, suggested by the RFDC and proposed as part of this application as it relates to the proposal.

The RFDC objectives associated with building separation are summarised as:

- Built Form
- Visual and Acoustic Privacy
- Control overshadowing of adjacent buildings
- Allow sufficient size public open space between buildings
- Allow deep soil planting where site conditions allow

Further discussion relating to these objectives follows:

5.2.1 BUILT FORM AND PUBLIC OPEN SPACE

Built form, and public open space provision are masterplan considerations addressed in the Concept Plan application. The Concept Plan establishes the overall building footprints, envelopes, and setbacks of the proposed development around Building 6. The Concept Plan also identifies areas for provision of deep soil planting and public open space. The Building 6 Proposal complies with all built form and building separation distances contained within the Concept Plan approval.

It is noted that the previous masterplan approval (DA 500/01) showed Buildings 6 & 7 as one joined building without a break between. The Concept Plan divides this single building to create Buildings 6 & 7. The creation of Buildings 6 & 7 significantly improves the amenity of residents by providing better:

- Daylight penetration
- Ventilation
- Site wide connectivity to Discovery Point Park

5.2.2 OVERSHADOWING OF ADJACENT BUILDINGS

Building 6 sits south of most adjacent buildings and as such the Proposal will not substantially overshadow existing or proposed buildings

5.2.3 VISUAL AND ACOUSTIC PRIVACY

Factors affecting privacy are:

- Distance
- Sight lines
- Internal planning and opposing uses (e.g. habitable to non-habitable rooms)
- Building construction

The following strategies have been implemented to maintain visual and acoustic privacy to future residents:

- Building separation distances are compliant with Concept Plan requirements.
- Sight lines towards nearby buildings are obscured with the use of screening elements and louvres. This is discussed in greater detail in Section 6.0 of this report.
- Building planning is used such that units are designed with the primary orientation to face away from other nearby buildings where possible.
- Building construction will comply with the detailed acoustic report which forms part of this application

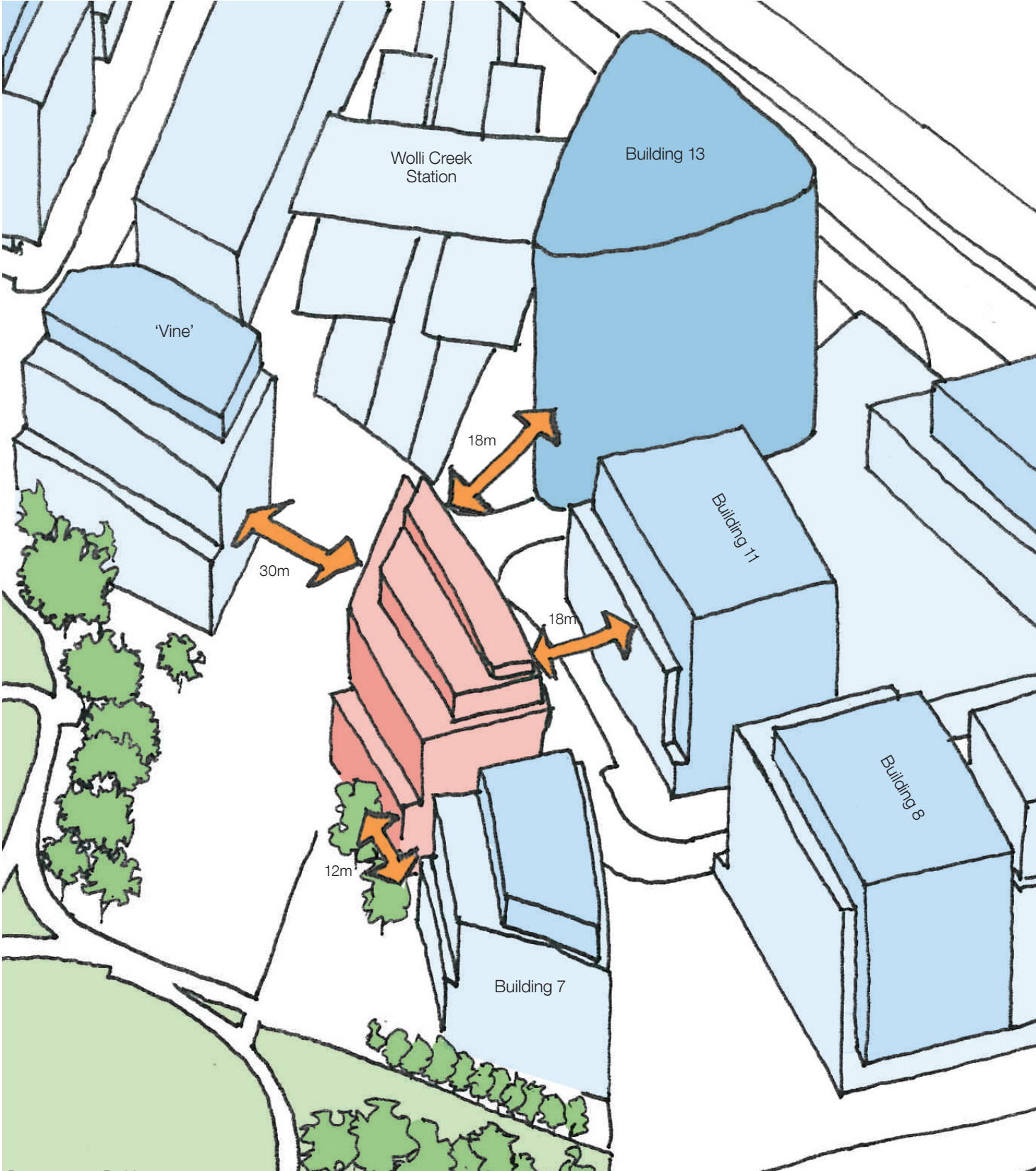


Diagram 5.2 - Building separation

*SEPP65 principle 3 clause 11 states:
Good design achieves an appropriate built form
for a site and the building’s purpose, in terms of
building alignments, proportions, building type
and the manipulation of building elements.
Appropriate built form defines the public domain,
contributes to the character of streetscapes and
parks, including their views and vistas, and
provides internal amenity and outlook.*

5.3 BUILDING ALIGNMENTS

The existing buildings within the ‘Discovery Point Park Arc’ establish clear contextual building alignments to Building 6 particularly when viewed from Discovery Point Park, for reference purposes these building alignments are identified as the ‘base’, the ‘masonry arc’, the ‘middle’ and the ‘top’.

The ‘base’ fluctuates between a single and two storey height dependent on the ground conditions, the base is generally set back in plan from the ‘middle’ above to create an undercroft space for perimeter pedestrian circulation. The base forms a consistent datum to the buildings in the ‘Discovery Point Park Arc’.

The ‘middle’ extends over the base and has the largest footprint, it continues for approximately 10 storeys. The completed buildings have a variety of balcony treatments and massing variations within the ‘middle’ component.

The ‘masonry arc’ is visible only from Discovery Point Place; it sits in front of the ‘middle’ above the base for approximately 4 storeys in height. The masonry arc forms a consistent backdrop to Tempe House and Magdalene’s Chapel and is the clearest and most consistent building alignment discussed under this subheading

Diagram 5.3 below demonstrates how the proposal is consistent with the existing building alignments around Discovery Point Park

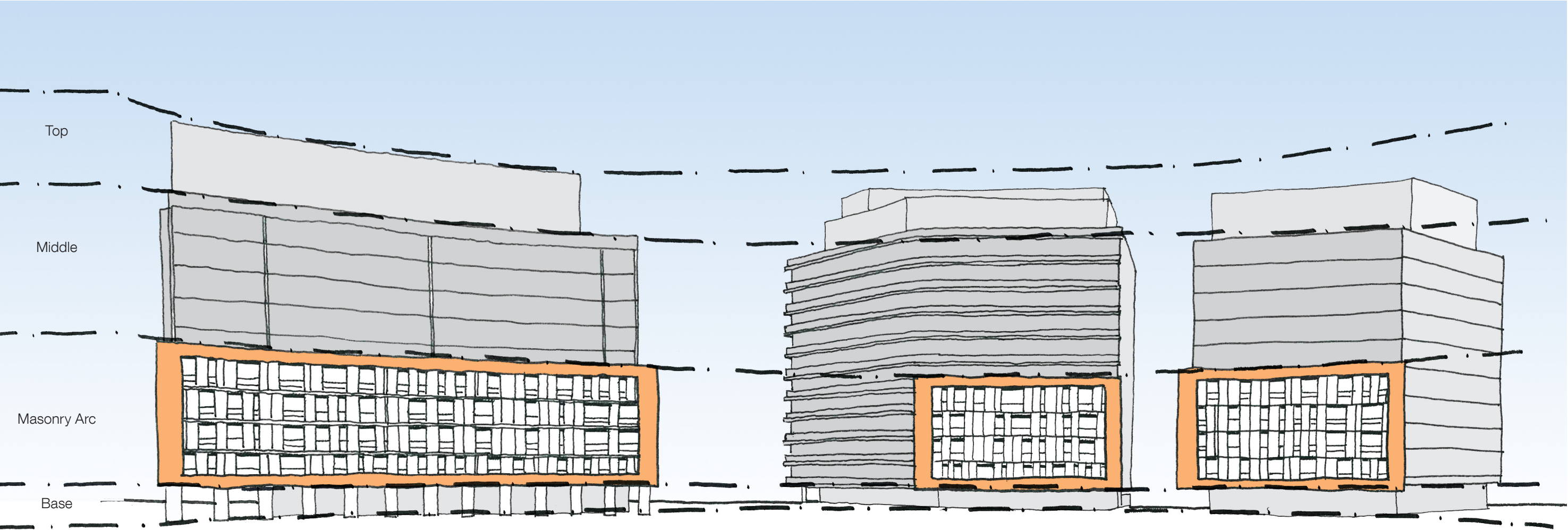


Diagram 5.3 - Discovery Point Park Arc building alignments