

# ARCHITECTURAL DESIGN STATEMENT

# PROPOSED CO-LIVING DEVELOPMENT

175-177 CLEVELAND STREET, and 1-5 & 6-8 WOODBURN STREET, REDEERN

SEPTEMBER 2022

**REVISION A - ISSUE FOR SSD** 

CLIENT EG Funds Management

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BASIX / Section J Sustainable Thermal Solutions

Services / ESD Waterman Access Solutions

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Aboriginal Heritage Extent Heritage Advisors

Heritage GBA Heritage Social Planner Civic Assessments

Urban Planning AEE

Waste Elephants Foot Recycling Solutions

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#### 1.0 INTRODUCTION

This Architectural Design Report has been prepared by Mark Shapiro Architects for EG Funds Management, and forms part of the State Significant Development application to the NSW Department of Planning, Industry & Environment. It describes the site and the design rationale of the proposed 5-7 storey co-living development at 175-177 Cleveland Street, and 1-5 & 6-8 Woodburn Street, Redfern.

This SSD proposal seeks to become an exemplar for the new style of co-living developments. It proposes to achieve an excellence of amenity, both communal and internal, that goes above and beyond in terms of quality and generosity. It is a contextually appropriate response of high aesthetic standard and finish that will provide valuable housing to accommodate the strategic demands of its locale.

The design has been developed in conjunction with the community, consultants, and engineers, in order to achieve the highest degree of technical co-ordination and design quality.

This SSD application replaces a previous approval under LEC MOD1 17/85735 (SSD7064) at 175–155 Cleveland Street, for a 6 storey mixed use development with 2.5 basement levels and an FSR of 3.51:1. The proposal has also expanded to incorporate the adjoining sites of 1–5 and 6–8 Woodburn Street, forming an integrated and encompassing development for the site.

The proposal also responds to the comments from the NSW Government Architect Design Review Panel from the 6 April 2021, 12 May 2021, 28 October 2021, and 13 April 2022.

The 5-7 storey, one level basement proposal, comprises of 216 self-contained studios, which can accommodate up to 365 lodgers in a range of single and double rooms; predominantly for students and young professionals that may service the new Western Gateway Precinct and future Redfern / Waterloo developments.

The materiality of the proposal integrates with the streetscape, utilising materials that reflect and interpret the surrounds. Additionally, the integration of indigenous design motifs, feature artwork wall, regeneration of and permeable connections to native landscaping, connects the building form to site and Country.

Extensive common spaces have been proposed, including a cafe, co-working / commercial / retail tenancies, and open landscaped areas and multipurpose activity spaces, that promote social interactions, community, and gathering.

A motivating influence behind these common spaces is also the ethos of the Client, EG Funds; B.I.G. $^{\text{m}}$  – 'Build in Good $^{\text{m}'}$ . The principle encourages the development of connection and interaction between end users and the broader community, generating a sense of place and community.



# **DEVELOPMENT SUMMARY**

Site Address 175–177 Cleveland Street, and 1–5 & 6–8 Woodburn Street, Redfern

Site Zoning Business Zone - Mixed Use

Local Government Area City of Sydney
Development Type Co-Living
Site Area 2016.9m²
Housing Diversity FSR 3.3:1

Allowable GFA
Allowable Storeys
Proposed FSR
3.47:1

Proposed FSR 3.47 : 1
Proposed GFA 7010.6m<sup>2</sup>
Proposed Storeys 5-7
Studios 216

Accessible Studios 10 Common Open Space 816.64m²

Car spaces 19
Motorbike Spaces 25
Bicycle Spaces 116





#### 2.0 SITE PLANNING

#### SITE CONTEXT

A detailed site context and character analysis has been prepared by AED in the Urban Design Strategy, extracts of which are herein illustrated. The strategy concludes that the site is in an area with high susceptibility to change due to redevelopment, with mixed character and building typologies.

#### **DESIGN CONCEPTS**

There are several concepts that have informed the proposed design;

- Gadigal tree carving;
- · waterways as gathering places;
- central courtyard;
- functional and multipurpose common open spaces;
- pragmatic unit layout of high amenity;
- · open corridors and building permeability, and;
- re-wilding / native planting and landscapes.

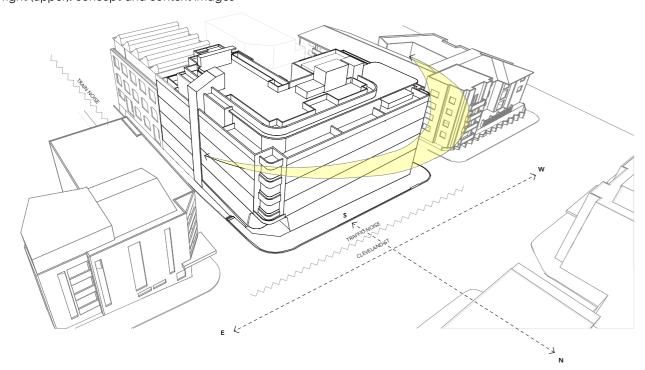
#### **DESIGN RATIONALE**

In response to the site's unique context and history, the design approach has explored;

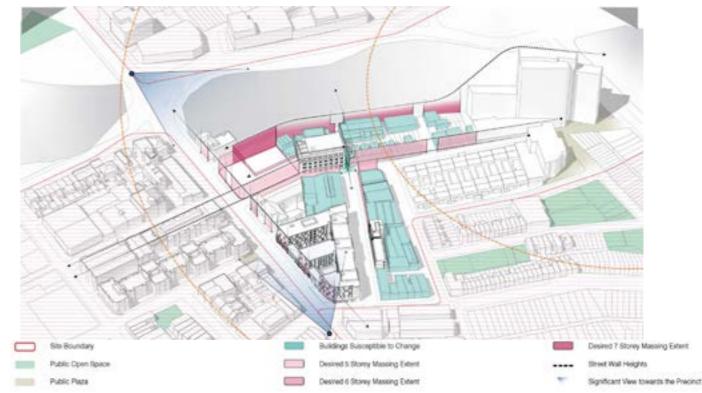
- Integration of Connecting with Country motifs into the building form according to advice received from the Elders and community, acknowledging the site bring on culturally significant place;
- minimising bulk and scale by orientating larger building masses to the South-East and West;
- setting back the upper level/s for contextual integration;
- a large North / South facing courtyard;
- landscaped courtyard, landscaped terraces, and indigenous roof gardens, for open space and native planting, and;
- open corridors, permeable openings, and gathering spaces, to enhance amenity, encourage gathering and sense of community, and to delineate a site-through link from Eveleigh Street to Woodburn Street

Considering these concepts throughout the design planning process has defined a proposal that is of high amenity and quality of design.

Image below: Site analysis diagram concept Image right (lower): AED Design Strategy Extract Image right (upper): concept and context images







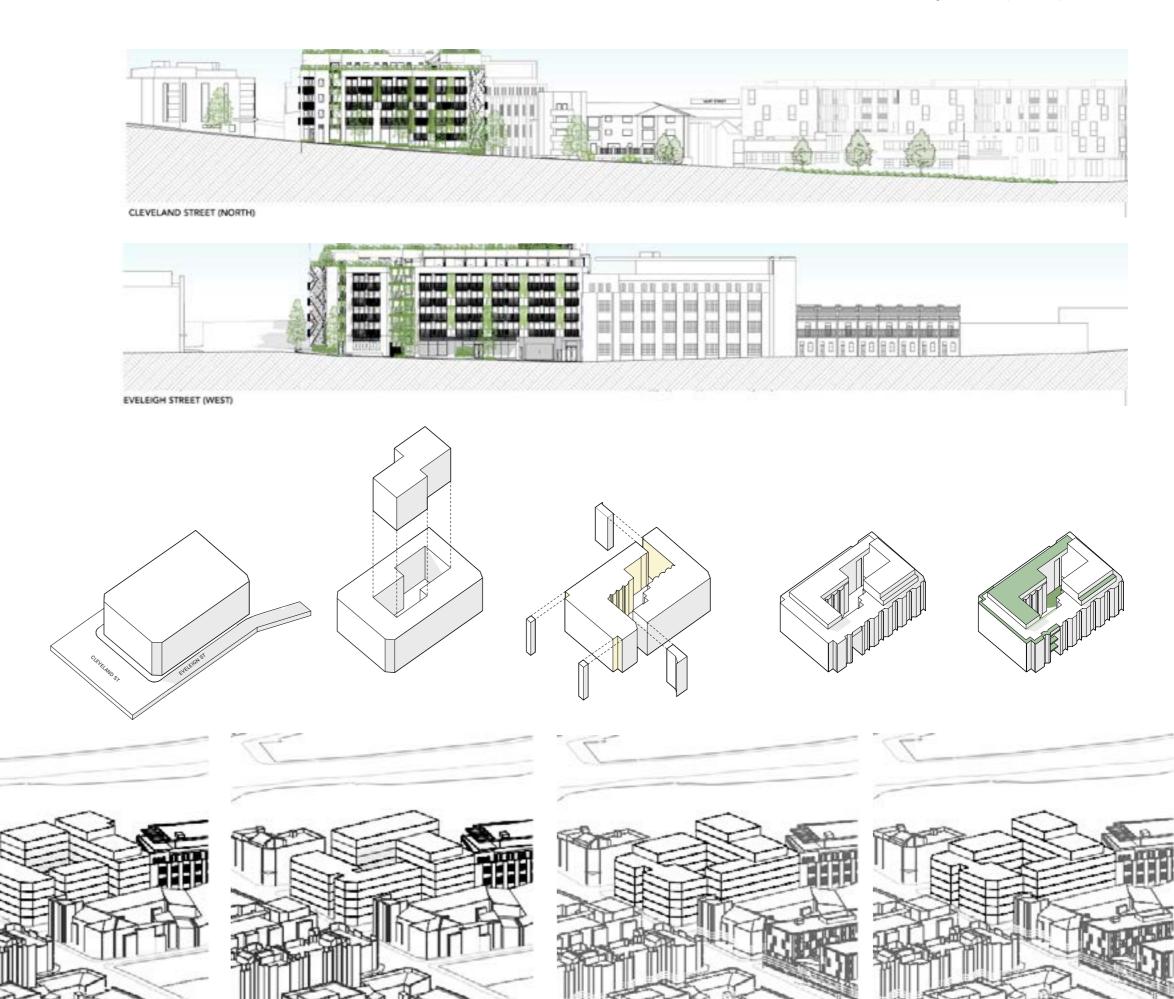


 The built form was explored by massing studies, as discussed in the Urban Design Strategy by AED, extracts of which are as illustrated below.

Informed by the AED massing study, and with integration of the key design concepts, the design determines that;

- the predominant setback in the vicinity is built to boundary - proposal improves the setback by angling away from the boundary and increasing the spaces of the public realm;
- bulk is to be orientated to the East / West orientation to maximise solar access into the site and provide greatest solar amenity to the units, as well as locating the majority of units away from traffic and train noise;
- scale to be reduced to Cleveland Street (North orientating) to contextually fit with the existing streetscape, and stepped up along Eveleigh Street, (to the South and South / East), to align with the future desired character of Eveleigh Street;
- a large North / South facing courtyard, which widens to the South, maximises solar access, and provides enhanced ventilation to corridors and units
- sufficient separation setbacks to the neighbours are provided across the Street, and where internally across the courtyard, any interfacing is indirect and considered. The architectural drawing (SSD9009) reviews these setbacks in line with the ADG, with further assessment in the AED Urban Design report.

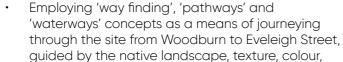
Image below: AED Design Strategy massing study extract Image right: conceptual massing diagrams Image right (upper): building form in streetscape context





#### INTERFACE

- Characteristics and historical context associated with the site are explored through the building form and the public domain, angling and undulating into the streetscape and open spaces
- The interface of the angled built form and the public domain provides pockets for landscape and offset boundaries, enriching the streetscape with native plants and providing an enhanced public space

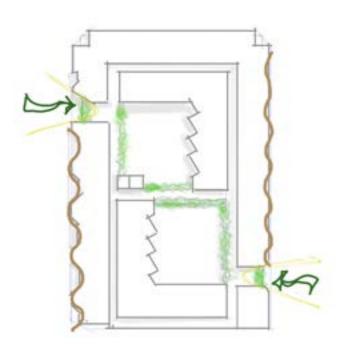


**SITE LINK** 

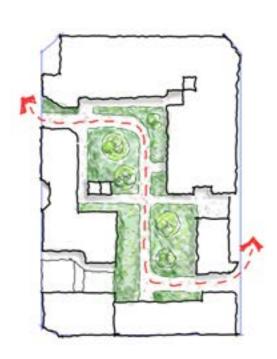
and water features, not only links the Streets, but improves the internal courtyard space and overall accessibility of the development



CONNECTION INTERFACE CONCEPT



SITE LINK CONCEPT



#### **PERMEABILITY**

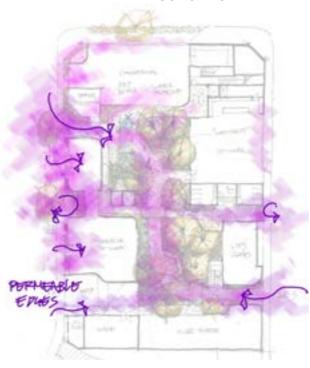
- Various openings in the building (both physical openings and visual penetrations) enhance the dialogue of the site-link and the connection to Country interfaces.
- Vertical penetrations formed by breakout areas and open corridors on each level enhance the character of the development with landscape relief and obvious natural ventilation spaces



 The permeable entry ways and thoroughfares activate the streetscape, aided by the corner Cafe and numerous commercial tenancy's, improving interaction around and through the site, as well as contributing to the future economic stability of the area

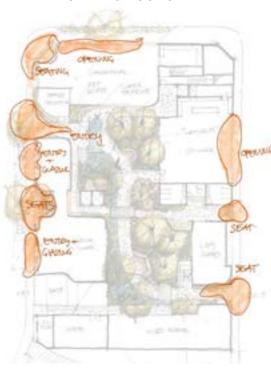


PERMEABILITY CONCEPTS





**ACTIVATION CONCEPT** 



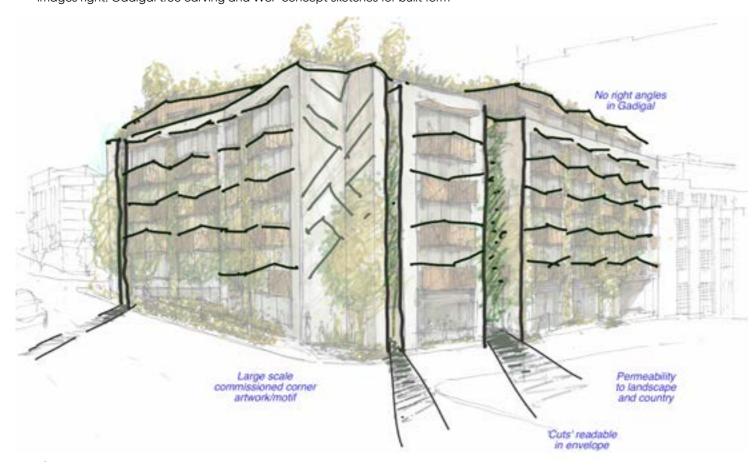


#### **CONNECTION TO COUNTRY**

- Community consultation has highlighted the significance of the Gadigal tree carving patterns, which have a unique geometry and significance.
- There are no right angles expressed in this Gadigal carving motif, which has informed the planning and geometries of the building.
- The articulation of the carved motif into the built form is expressed with 'carving' and 'cutting' principles, influencing the; floorplate; balconies; landscape open spaces, and; facade detailing.
- Use of the Gadigal carved geometry manifests the Connection with Country and creates a sense of wonder and exploration through built form

Refer also to the Connection to Country Report by WSP.

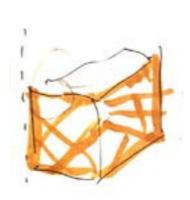
Image below: Gadigal tree carving articulation elements Images right: Gadigal tree carving and WSP concept sketches for built form

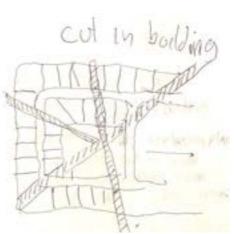




Articulating Connecting with Country concepts







# "Designs were carved on trees

around burial and ceremonial ground .... designs were usually geometric patterns representing totemic affiliations. There are no living carved trees in the Sydney region today."

<sup>&</sup>lt;sup>1</sup> State Library NSW, https://dictionaryofsydney.org/entry/archaeological\_evidence\_of\_aboriginal\_life\_in\_sydney, accessed August 2022





#### **CONNECTION TO COUNTRY**

- At the prominent corner of Cleveland and Eveleigh Streets an art wall is exhibited, extract below by WSP, illustrating the artwork of Darug artist Shane Smithers. The artwork couples with the geometry of the Gadigal tree carving motif carved through the built form and facade elements, articulating the sense of place.
- The permeable 'cuts' through the building entryways and open corridors, enhanced the art walls, manifest the site through link and provide visibility to the central courtyard artwork and landscape.
- The concept of waterways and water as a gathering place is also revealed in the courtyard, holistically integrating the concepts of ceremonial carving (Gadigal tree carving motif) and gathering into a centralised accessible and visible space.

- Exploration of an inlaid footpath treatment artwork additionally defines and articulates the pedestrian entries, inspired by the Gadigal tree carving motif and acting as visible way-finding.
- Opportunities for public art visible from the public domain and surrounding streets have been integrated as illustrated herein.

Refer also to the Connection to Country Report with Public Art Strategy by WSP, Landscape drawings by Wallman, and Architectural drawing set.



Note: additional art integration opportunities are explored in the ourtyard and landscape designs



Image right (lower): WSP art-wall concept sketch Image right (upper): Locations for art visible from the Streetscape Images above: Artwork inspiration and existing site murals to be repurposed in the proposed cafe space





#### **4.0 DESIGN DEVELOPMENT**

#### **MATERIALS**

The materiality of the development is derived from the site history, with links to the rail line, Redfern's industrial warehouse precinct, and nearby heritage sites.

To encourage an environmentally sustainable design approach, there is preference for material selection to be;

- Reused products or products with recycled content:
- Reduced impact concrete;
- Certified timber;
- Low impact PVC;
- Paints, adhesives, sealants, and carpets to be low VOC:
- Sourced locally where possible; and
- Components designed for longevity, adaptation, re-use and recycling where possible,

which will ensure a high quality build and longevity of the development.

#### **COLOURS & FINISHES**

The colours and finishes for the building have been influenced by the native plant colour palette, utilising tones of;

- bronze / browns / reds;
- warm greys / blue greens, and;
- yellows / greens,

which also identifies a significance in the scheme beyond just aesthetics.

The tones of metal and masonry, along with the 'native colour palette' solidify the identity of the building, contributing to the overall built quality.



Image below: photo realistic montage of proposal Image right: colour palette inspiration images



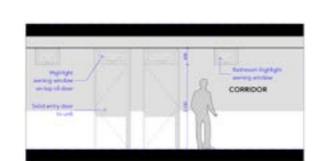


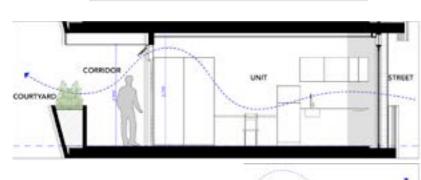
#### **5.0 AMENITY**

#### **CROSS VENTILATION**

- Natural cross ventilation is provided to all units through the use of louvers and vent chimneys located in each corridor.
- Fresh air intake is from the external facade (ventilation louver panels over the glazing, either street or courtyard facing), through the unit, and out via awning windows to the corridor from the bathroom or over the entry door. Vent chimneys in each corridor draw the air, ensuring a continual cross-flow ventilation through the units and corridor spaces. Refer also the ESD report by Waterman for further ventilation details.
- Corridors are designed to be open air to increase the natural ventilation and fresh air intake, and also incorporate extensive planting areas which enhance the air quality, and provide superior quality common open space
- Each unit has a private balcony or Juliette balcony to further enhance the ventilation, solar access, and unit amenity.

Image below: Ventilation concept diagrams Image right: Solar analysis diagrams 9am-3pm mid-Winter





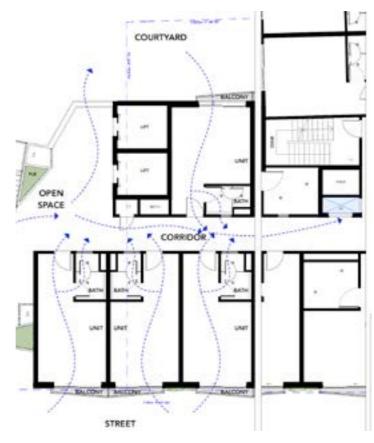
#### **SOLAR ACCESS**

Natural daylight is maximised in the development by;

- the main building bulk being oriented on the East / West plane, and minimised on the Northern aspect;
- offsetting the massing of the buildings;
- having a large centralised North / South oriented courtyard
- minimising south facing units (only 3 of 216 = 1.30%);
- · having large glazing to room depth ratios.

As evidenced by the solar access diagrams, architectural drawings extracts shown, solar amenity is provided to;

- All level 5 and 6 common spaces (internal and external) have full solar access in mid-winter
- 2 hours solar access to central ground level courtyard in mid-winter, 2 hours at the equinox, and 3 hours in mid-summer
- Multiple breakout spaces on each typical level receive full solar access in mid-winter
- Achieving quality access to natural daylight and ventilation, as illustrated, demonstrates the superior quality of internal and external amenities.

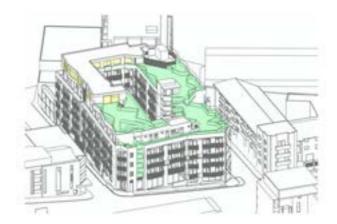
















SOLAR ACCESS TO INTERNAL COMMON AREAS

SOLAR ACCESS TO EXTERNAL COMMON AREAS



NATURAL CROSS FLOW VENTILATION PATH REFER TO ESD AND ACQUETIC REPORTS. FUTURE DESIGN TO MECHANICAL ENGINEER'S SPECIFICATIONS



#### **5.0 AMENITY**

#### LANDSCAPE

- There are plentiful landscaped areas and open spaces visible and accessible throughout the site, which enhance not just user amenity, but the enrichment of the spaces, air purification, and Connection to Country through native planting ("re-wilding") and groups of trees.
- All the open spaces and native planting areas are designed to encourage gathering and reflection, as well as provide opportunity for first languages education and traditional knowledge sharing
- The concept of 're-wilding' the site through landscape has developed two separate areas, both thought to be inherent in the Redfern area; the 'lower wetlands' to the ground plane, where spaces are more shaded and a waterway dialogue has been explored, and; the 'upper coastal heath' to the levels above, where there is proficient sunlight.
- The separation of 'lower wetlands' and 'upper heath' also naturally provides for different uses, where the more shaded lower levels are for journeying, reflection, and movement (symbolised by the water), and the open upper levels more for gathering, activity and sharing.

The central ground level 'lower wetlands' courtyard;

- acknowledges the role of water and its significance in design as a way of encouraging places to be used for gathering and communicating;
- references the site being in the Boxley's lagoon and Blackwattle catchment area;
- Forms a larger space designed to be inviting to the public and encourage gathering;
- Provides for 'families of trees' and native plant groupings.

The 'upper coastal heath' areas to levels 5 and 6;

- Enjoy full solar access to all external open and common spaces, encouraging active interaction and gatherings in the common areas
- Vertical planting to the streetscape elevations forms an articulation element and continues the dialogue of linking site and Country through landscape
- Break out spaces and open air corridors on typical levels improve visual and ventilation amenity, and are planted with native vegetation designed to spill over and provide privacy
- contains an indigenous farm planter for edible native plants and knowledge-sharing

Refer to Wallman landscape drawings







#### **6.0 PUBLIC SPACE**

#### **PUBLIC FACILITIES**

- Public amenity has been considered to enhance not just the site, but wider streetscape area with a public domain proposal by Wallman Landscape Architects, (extract as illustrated). This includes amenities of new (additional) street trees, footpath improvements, and designed road inlays- the development actively contributes to the local area with these facility upgrades.
- The community will have access to the building amenities including the corner Cafe, and commercial / retail tenancy's, which are accessible from the streets. The cafe also has potential for spill-over seating in the street or courtyard area, to enable adaptation to future uses and tenants.
- Co-working spaces are designed to be welcoming, open, and to build relationships with the local community.

Common areas for use by the residents include;

- Laundry with games area to encourage user interactions;
- living / dining / kitchen area to encourage user interaction and opportunities for communal eating and gathering and organised events; and
- Meeting / dance / art space for organised community events or knowledge sharing;
   along with the external landscaped areas above

described.

#### CONNECTIVITY

Connectivity between public and common spaces are optimised through;

- Considered landscape design and water features, with native planting as way-finding;
- · Integration of the site-link;
- Permeable entry-ways and landscaped break-out spaces articulated from the streetscape to the central courtyard facades for visual connections; and
- Multiple ways to enter, exit and move vertically (stairs and lifts) through the site;

all enhance amenity, pedestrian circulation, and site connectivity.

 Additionally, conflicts between vehicles, pedestrians, and bicycles are minimised by separating vehicle and pedestrian entries / exits, and providing way-finding for bicycles and clear bicycle storage areas.

Image below: artist impression central courtyard public space Image right (lower): public domain concept images Image right (upper): public domain drawing from Wallman Partners







#### 7.0 BUILDING SUSTAINABALY

#### **ECOLOGICALLY SUSTAINABLE DEVELOPMENT**

As stipulated in the Ecologically Sustainable Development report by Waterman, numerous design standards will be implemented to ensure that the development exceeds environmental considerations.

#### These include:

- Ensuring the operation performance of the development is generally equivalent to a Green Star 5-star rating standard;
- Maintaining health, diversity and productivity of the environment for future generations by minimising consumption of energy, water and materials resources under the Green Star compliance requirements;
- Minimising ecological impact from the proposed development with open landscape area, using native vegetation;
- Reducing waste by using prefabricated pods, such as bathrooms;
- Emphasizing the use of bicycles and public transport to take advantage of the central location;
- Flexibility of use and encouragement of use of the communal and external activity spaces, and;
- Embedding principles of indigenous environmental sustainability through 're-wilding' and restoring native plants to Country.

#### **STORMWATER**

In addition to aiming for a 5 star green rating equivalence, pollutant reduction targets can be met in the proposal with;

- 90% reduction in the post development baseline annual pollutant load of total gross pollutants;
- 85% reduction in the post development mean annual load of total suspended solids;
- 65% reduction in the post development mean annual load of total phosphorous, and;
- 45% reduction in the post development mean annual load of total nitrogen.

#### **ROOF DESIGN**

Upper levels are setback and extensively planted;

- · Regenerating the site with a native landscape;
- Restoring endemic landscape species;
- · Creates usable green roof spaces;
- Offsets rather than displaces planting;
- Includes an indigenous rooftop farm.
- Main services and roof plant area concealed from street view with specifically designed screening
- Solar panels provided to offset energy consumption
- Building services are concealed where possible within risers or ceiling spaces (in corridors) to minmise visual, acoustic, and vibration impacts, and provide a high level of internal amenity



Image right: artist impression, aerial view of roof terrace and central courtyard



#### **BASEMENT LEVEL**

The basement level is dedicated to parking and services, with;

- 19 car spaces, including manager space, and two accessible spaces;
- SUV loading bay;
- 25 motorcycle bays
- storage for 116 bicycles in double racking
- waste rooms and plant areas
- The residential garbage chutes, two single chutes on each level with diverters, empty to the basement, where waste can be collected by contractors from within the basement without disturbing occupants or neighbours; enhancing the amenity and privacy of the residents.
- Refer to Mark Shapiro Architect drawing package for full plans and detail drawings.

STWEE PLANT + GREAGE # 19 + CARPMENIS 25 + MCTORREZ 58 + BICKSA STACKER + 116 50,000 RESIDENTIAL CHUTE WASTE BOOM 1 OWERTER X BICYCLES BACKS a 18 double recks 8300 KRN

Image right: Basement floor plan



# **GROUND LEVEL**

- The ground level activates and engages the street frontages, and provides ample common open space and opportunity for community gathering.
- The corner cafe interacts with Cleveland and Eveleigh Street, with the permeable "carved" openings (entry's) forming the interface between Street and Landscape (central courtyard).
- The carved out setbacks are filled with native planting, enhancing the amenity in the streetscape and adding to the quality of design
- There are four retail / commercial / co-working tenancy's on this level, as well as a Cafe.
- Facilities for residents including laundry with games area, and enclosed multipurpose space, provide additional amenity and encourage social interaction



Image right: Ground floor plan



# **LEVEL 1**

- Additional commercial / retail space off Cleveland Street at prominent and visible corner
- 10 single units and 20 double units = 40 units with 50 person capacity. Two of the SOUs are accessible on this level.
- Two lift cores and three stair cores service the residential levels, offering user choice for movement through the building
- Corridors are punctured by open air 'cuts' providing break out spaces for reflection, with overhanding native planting for privacy.
- Where units are internally facing (courtyard facing), they are offset to prevent direct overlooking, or have an outlook onto the landscape of the break out spaces. 'Corner' interfacing balconies are provided with taller privacy screening.



Image right: Level 1 floor plan



# **TYPICAL LEVELS (2-4)**

- 18 single units, 30 double units = 48 units with capacity of 78 occupants. Two of the SOUs per level are accessible.
- Breakout spaces to the corridors provide gathering and reflection spaces, enhance the natural ventilation, and are planted with native and overhanding species for privacy.
- The break-out areas also form 'carved' penetrations in the facades; articulating the building form, and providing visual links through to the central courtyard space



Image right: Typical floor plan (levels 2-4)



# **LEVEL 5**

- 3 single units, 29 double units = 32 units with capacity of 61 occupants. Two of the SOUs on this level are accessible.
- The reduction in units on this level develops the massing setback from Cleveland Street, allowing for improve solar access to the central courtyard and courtyard facing units.
- The East / West facing units have a balcony space, with also sets-back the street wall and reduces the scale of the building form to the streetscape
- The large North facing external area is extensively planted with native species in the "upper coastal heath" theme



Image right: Level 5 floor plan



# **ROOF TERRACE & INDIGENOUS ROOFTOP GARDEN**

The roof terrace is exclusively dedicated to common areas, internal and external, of high quality and amenity;

- common kitchen facilities
- common living areas
- common dining seating
- outdoor open terraces and seating
- rooftop indigenous garden
- gathering space
- The indigenous roof garden is designed to facilitate knowledge sharing and first nations languages integration, as well as increasing resident's amenity with edible plants and gardening activities.
- The rooftop common areas, internal and external, receive full solar access during mid-winter.
- Roof plant services are behind acoustically treated and designed privacy screens, to conceal them visually and acoustically from neighbours, residents, and common area users.

9-11 WOODBURN STREET 2 STOREY BRICK TERRACES 13 WOODBURN 2-3 STOREY BRICK BUILDING ROOF ₹ 39,700 MALIAST CONT 17 EVELEIGH STREET S STOREY MIXED USE BRICK BUILDING BALLISTRADE TO-ROOF GARDEN AREAS

Image right: Level 6 'Roof Terrace' floor plan



# **TYPICAL STUDIO**

- All studio types include a balcony, (or Juliette balcony), kitchenette with sink, mini-fridge, oven and cook top, ensuite bathroom, wardrobe, TV, and bed.
- The unit designs have been extensively developed in order to maximise space and create separate living and sleeping zones. This sense of space is enhanced by the 2.9m ceiling height.
- Services have been coordinated with Waterman consultants to be concealed in a singular bulkhead, with vents / exhausts that terminate at, and are integrated into, the glazing design with louvers over sliding doors.
- Mirroring of adjacent studio units centralizes services, and streamlines construction and building serviceability.
- Each studio provides high quality, high amenity, self-contained living, with access to the ample common facilities and outdoor landscaped areas.

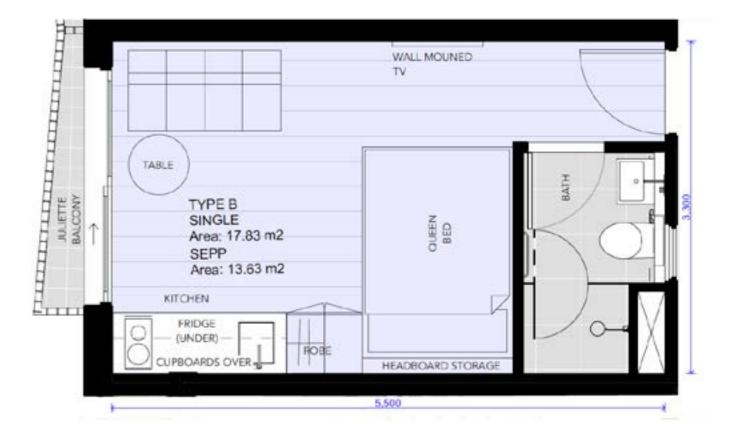




Image right (lower): Artist impression typical unit Image right (upper): Typical unit floor plan (Type B)



# 9.0 SUMMARY

In response to the site's unique context and history, the proposal exemplifies;

- the Gadigal tree carving motif in built form according to suggestions from the Elders and community, and design input from indigenous design consultants;
- an acknowledgment of the site bring on culturally significant place through the publicly visible artwork and articulation design elements;
- minimalistic bulk and scale through considered mass orientation, and set back upper level/s for contextual integration;
- landscaped courtyards, terraces, and indigenous roof gardens, for open space and native planting, and:
- open corridors, permeable openings, and gathering spaces, to enhance amenity, and encourage gathering and sense of community.

These elements foster a proposal that is of high quality design and amenity, and will be an exemplar project for future developments.



Image right: photo-realistic montage