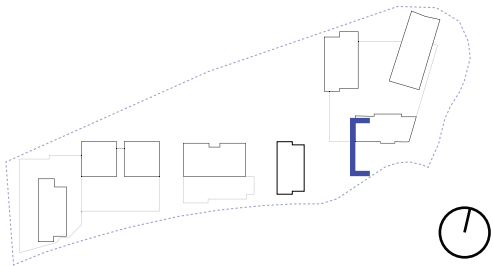


07.21

Public Interface

Building 03 Interface with Landscaped Main Entrance



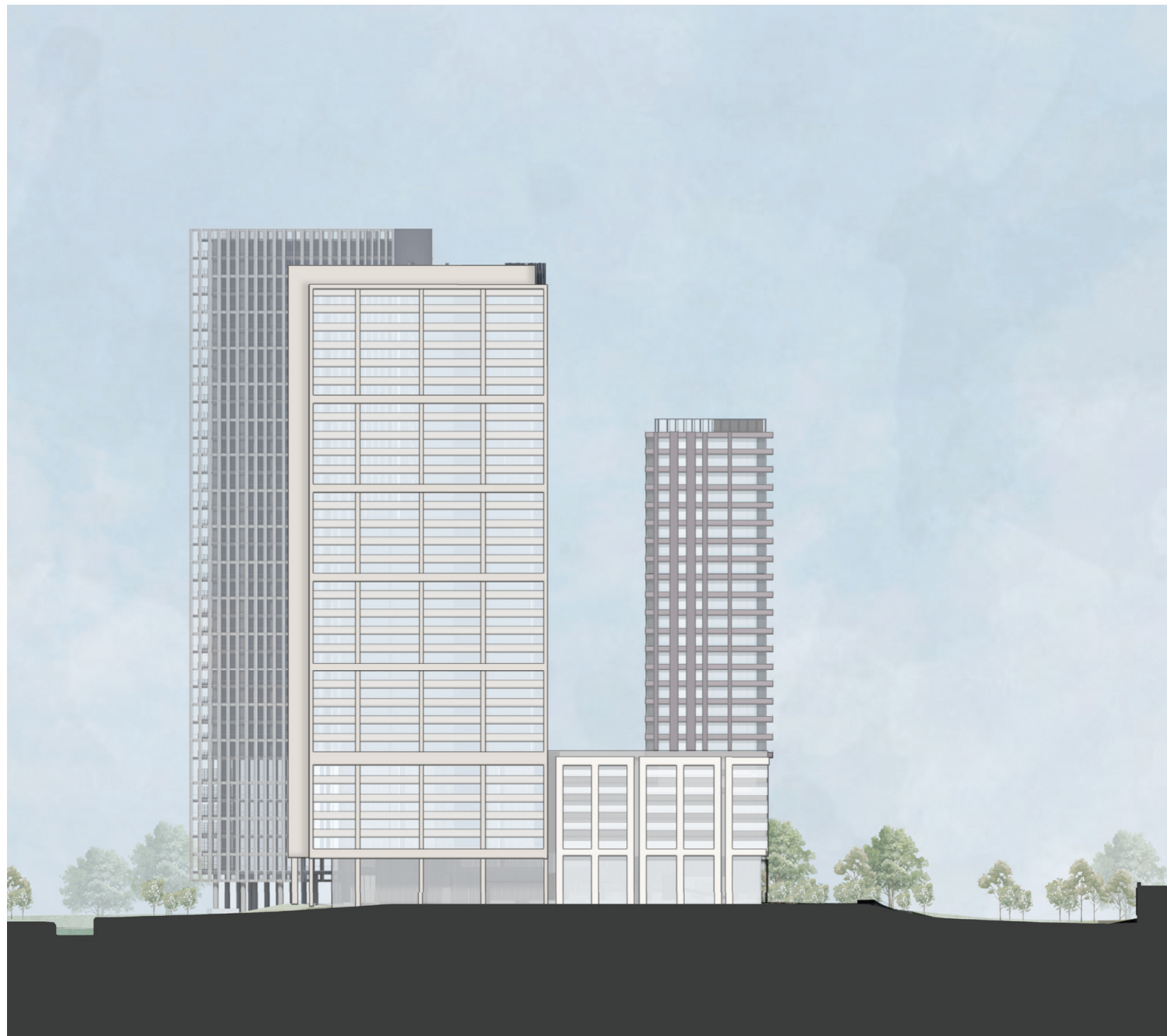
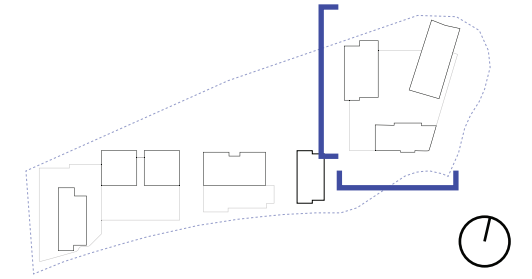
Building 3 sits far back from Crescent Street, resulting in opportunity for increased pedestrian pathways, routes and landscaped areas to the south of the site.

The expanse of the terracing verge canopies allows for a soft transition between the building interface and these elements, creating a calm, residential look and feel, as well creating partial sight-line from Crescent st towards the podium, achieving passive surveillance whilst maintaining privacy for residents.

The landscaping extends the existing green spaces whilst providing a buffer between the main road and the southern edge of the Phase 1 podium, allowing the buildings key views



07.22 Overall East Precinct Park Street



West Elevation



South Elevation





WEST PRECINCT

PHASE 02

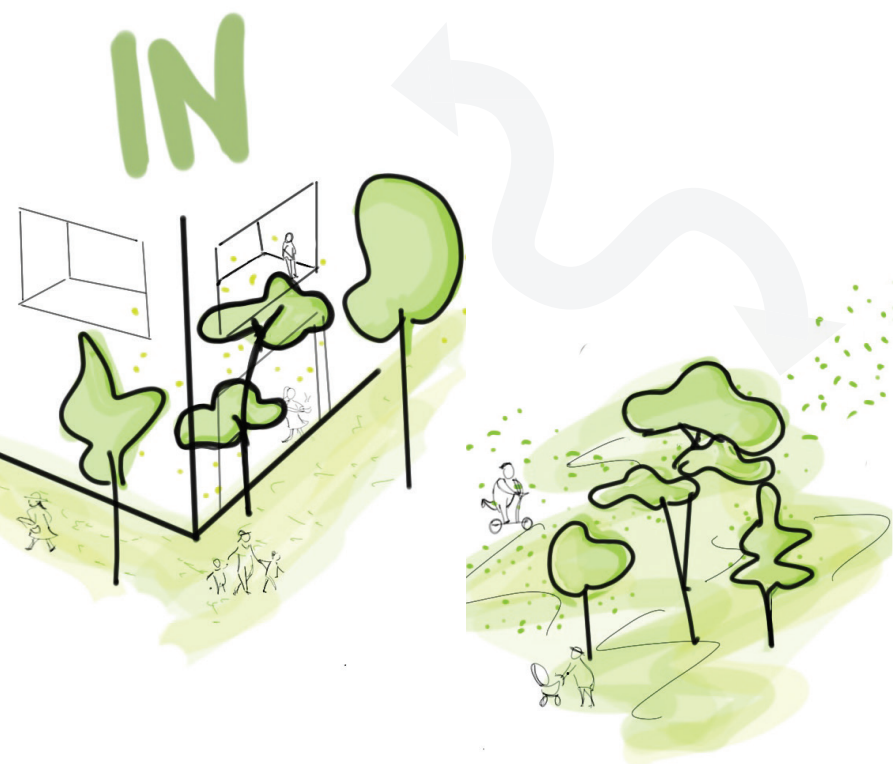
PHASE 03

08

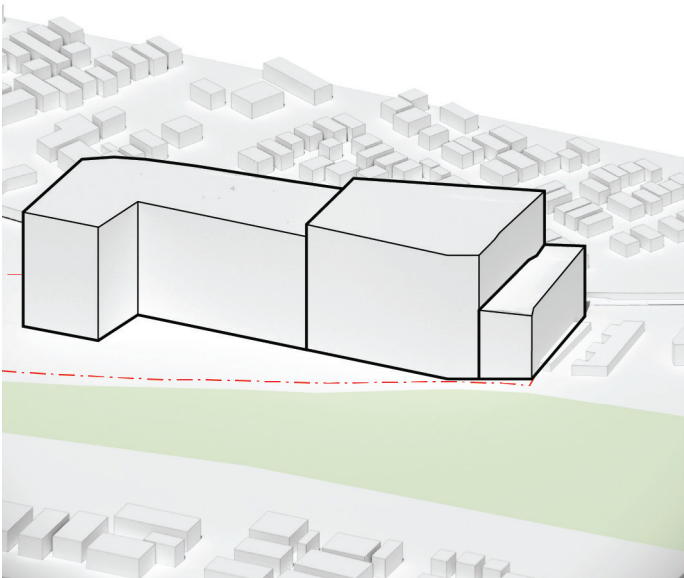
West Precinct

08.01 West Precinct Overview

The west precinct directly borders the longest face of the new park to the north. The long vistas to Parramatta and beyond when looking north create a sense of openness and tranquillity in nature. Utilising this to create a residential offering immersed in nature with apartments facing the park creates a feeling of being within the treetops.

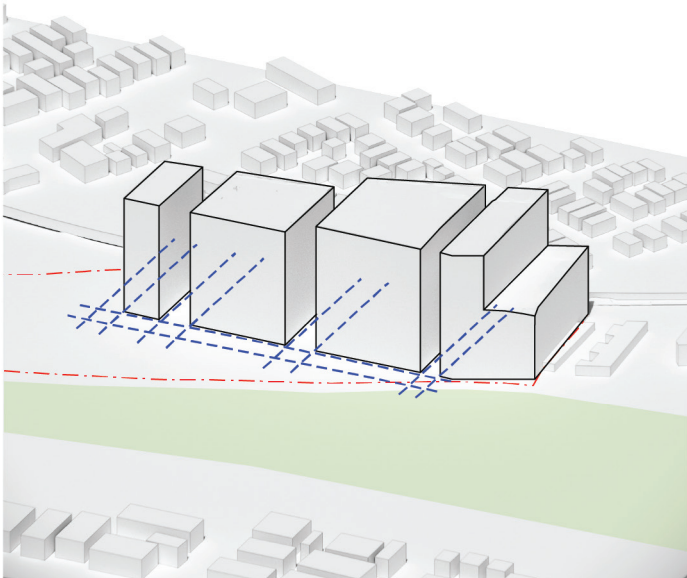


08.02 West Precinct Massing Moves



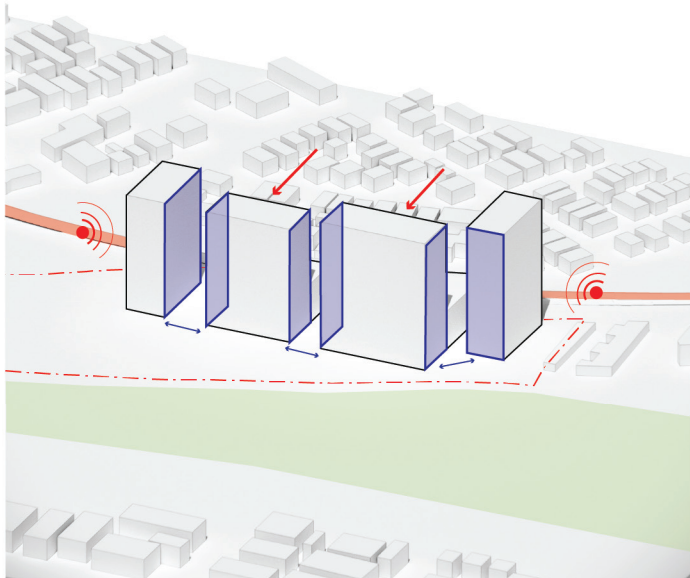
01 - Envelope Extents

- Phase 2 and 3 governed by 3 different height plane constraints



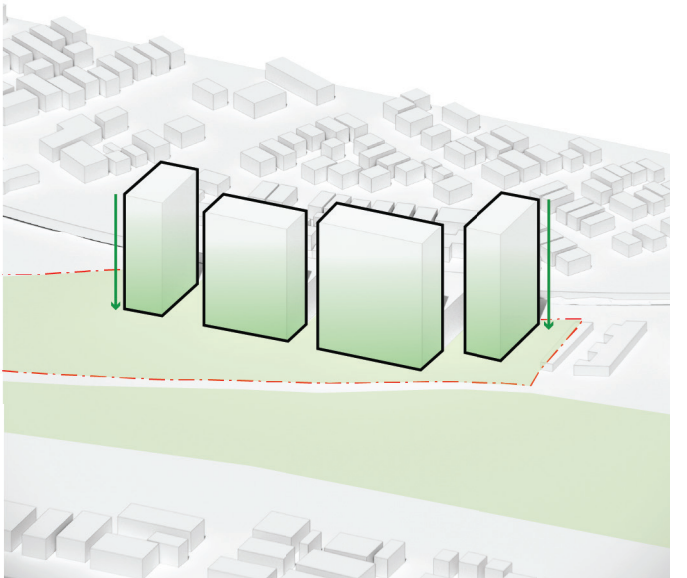
02 - Movement Paths

- Movement paths cut out to create paths of travel for cars and pedestrians
- Creation of space for green bands between buildings



03 - Separation Distances

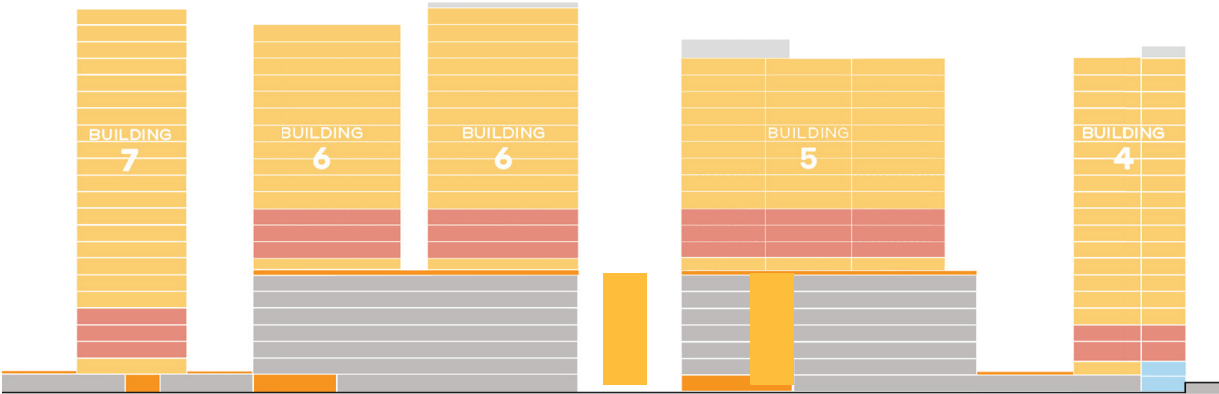
- Building masses massaged to increase building separation between overlooking units
- Building 5 and 6 pushed as far away from Crescent street as possible to reduce noise impacts from railway and reduce overshadowing on residential neighbourhood



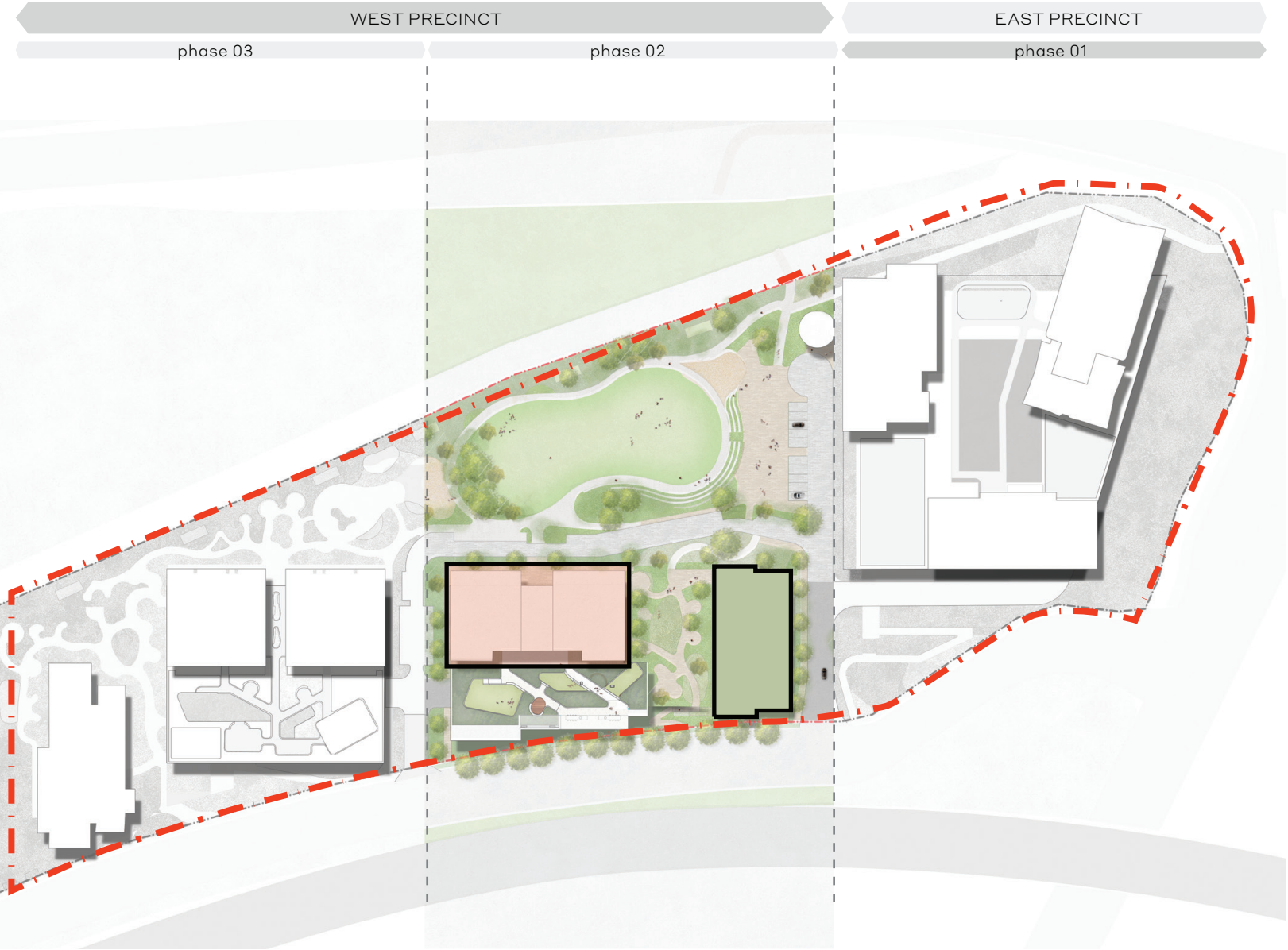
04 - Living in the Park

- Towers brought to ground to increase connection with parkland

SDRP 2 FEEDBACK		REFER TO
9.0	Improve the public pedestrian access to the park, noting that the footpath between Buildings 5 and 6 is bounded by multi-storey car parks and lacks passive surveillance.	See page 05.04, 08.02
17.0	For Buildings 5 and 6, investigate whether other massing arrangements (e.g., L or U-shaped Buildings), would be a better approach in order to;	See page 08.02 & Appendix A2
17.A	Better sleeve the carparking from Crescent St than the proposed terraces.	See page 08.02, 08.04 & Appendix
17.C	improve the solar access for properties to the south by reducing the height or allowing for greater separation between Building forms.	See page 05.09, 08.02 & Appendix
18.0	Acoustic measures, such as winter gardens, podium setbacks, and the location of habitable rooms and private open space.	See page 08.02 & Compliance Chapter 10



Phase 2





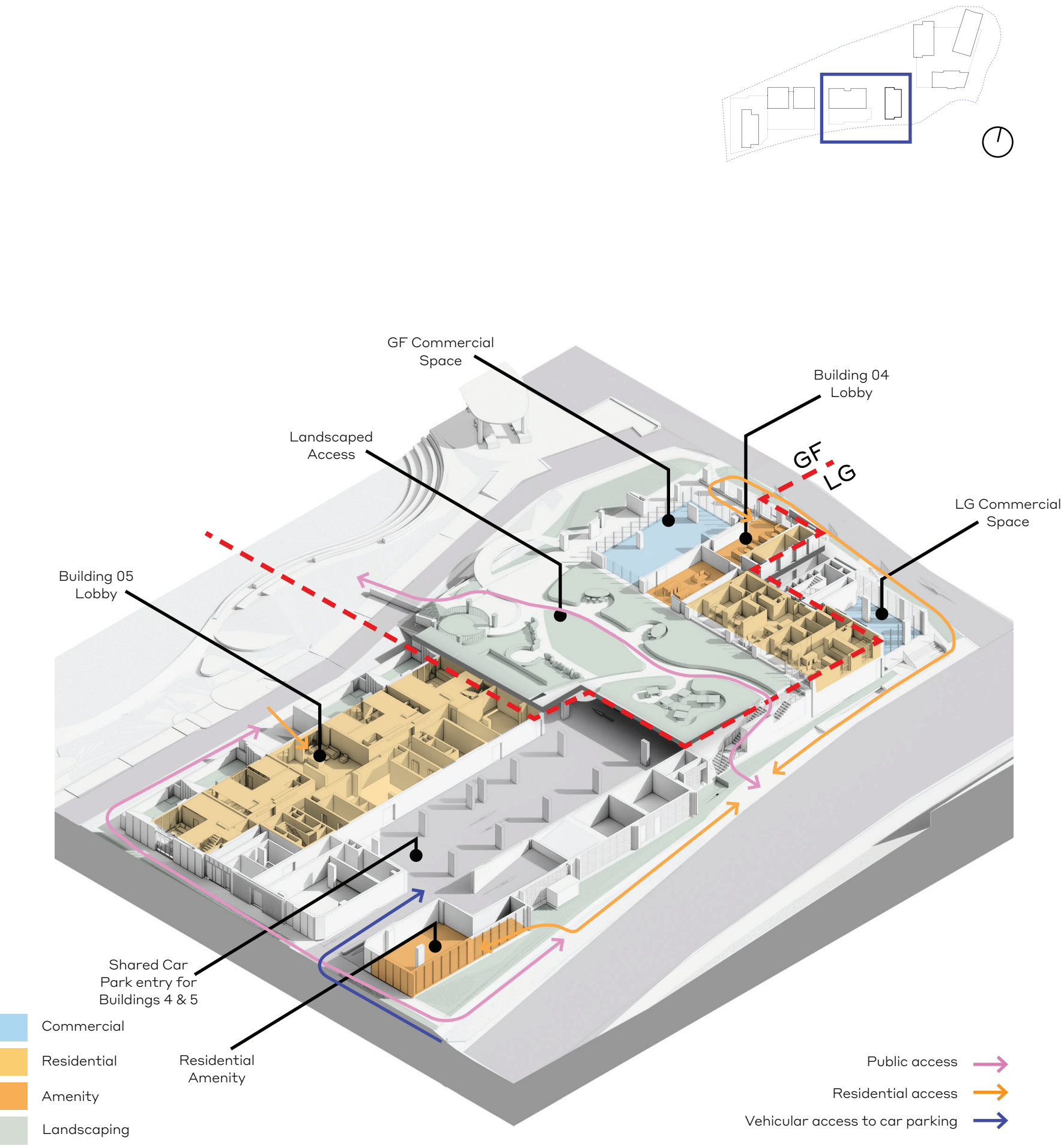
08.03 Public Domain Access and Circulation

Active use spaces including amenity and commercial offerings have been provided along the Lower Ground Crescent Street edge to increase the interactive nature of the street edge and created an activated engaging frontage.

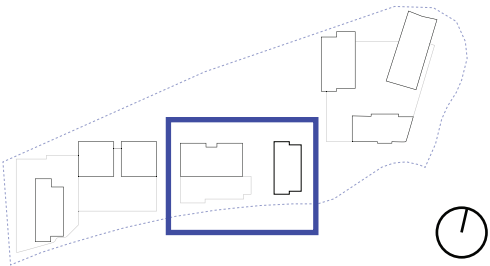
The split level of the site has been acknowledged through the use of landscaped routes transitioning between the crescent street and the park street. The lobbies are clearly accessible off the street fronts, with all main façades engaging and interacting with the higher traffic pedestrian routes.



Building 4 - Corner interface with Park.



08.04 Public Domain Combined Podium

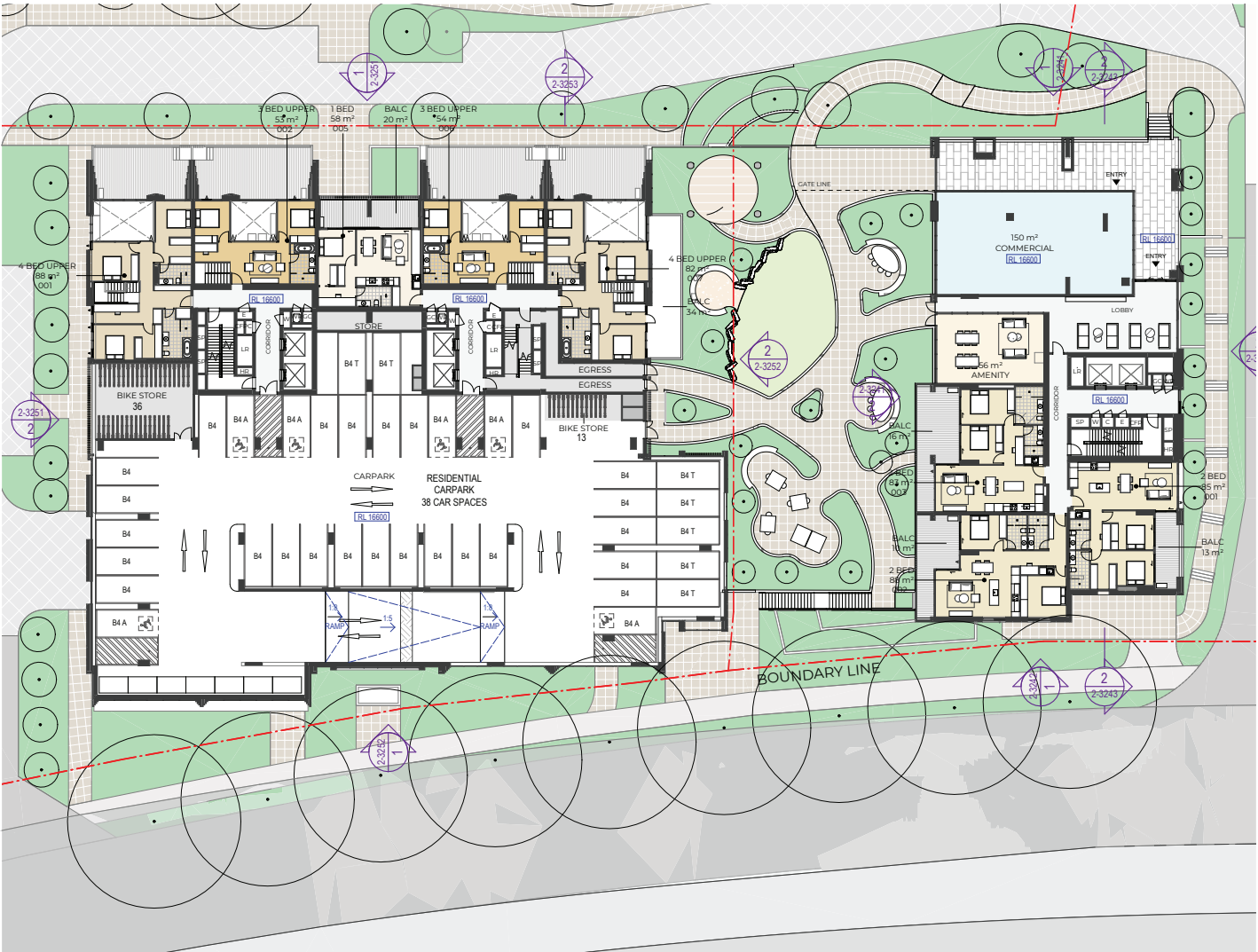


Lower Ground Level

Shared Car parking and BOH servicing between the buildings, alongside commercial and amenity spaces which activate the Crescent Street edge.

The lobby for Building 05 directly faces off the park, connecting the residential experience with nature and reinforcing the concept of 'Living in the park'.

SDRP 2 FEEDBACK		REFER TO
17.A	Better sleeve the carparking from Crescent St than the proposed terraces.	See page 08.02, 08.04 & Appendix



Ground Level

Shared private landscaped zone which connects Crescent Street through to the Park edge.

Commercial space to the North of Building 04 creates and address on the prominent corner.

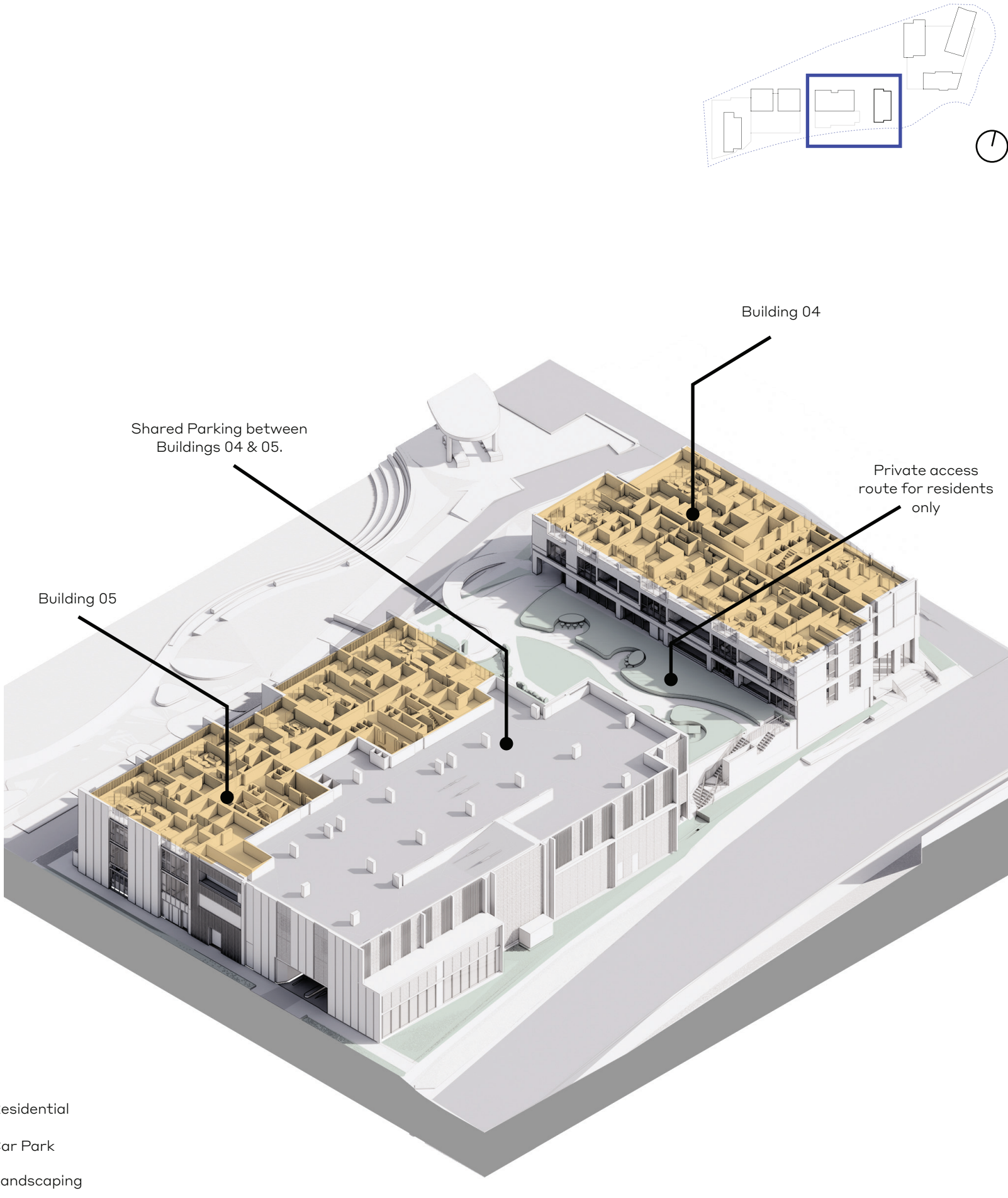
The lobby for Building 04 directly faces off the private landscaped zone, connecting the residential experience with nature and reinforcing the concept of 'Living in the park'.

08.05 Podium Design Connection to the Park

The shared podium is wrapped by Building 05's residential units. The multi storey amenity spaces have been reflected through the southern facade, creating an architectural language that highlights active purpose over the car parking that sits behind.

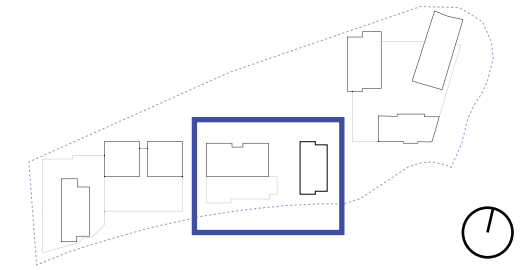


Building 5 - Internal Street and access to carparks

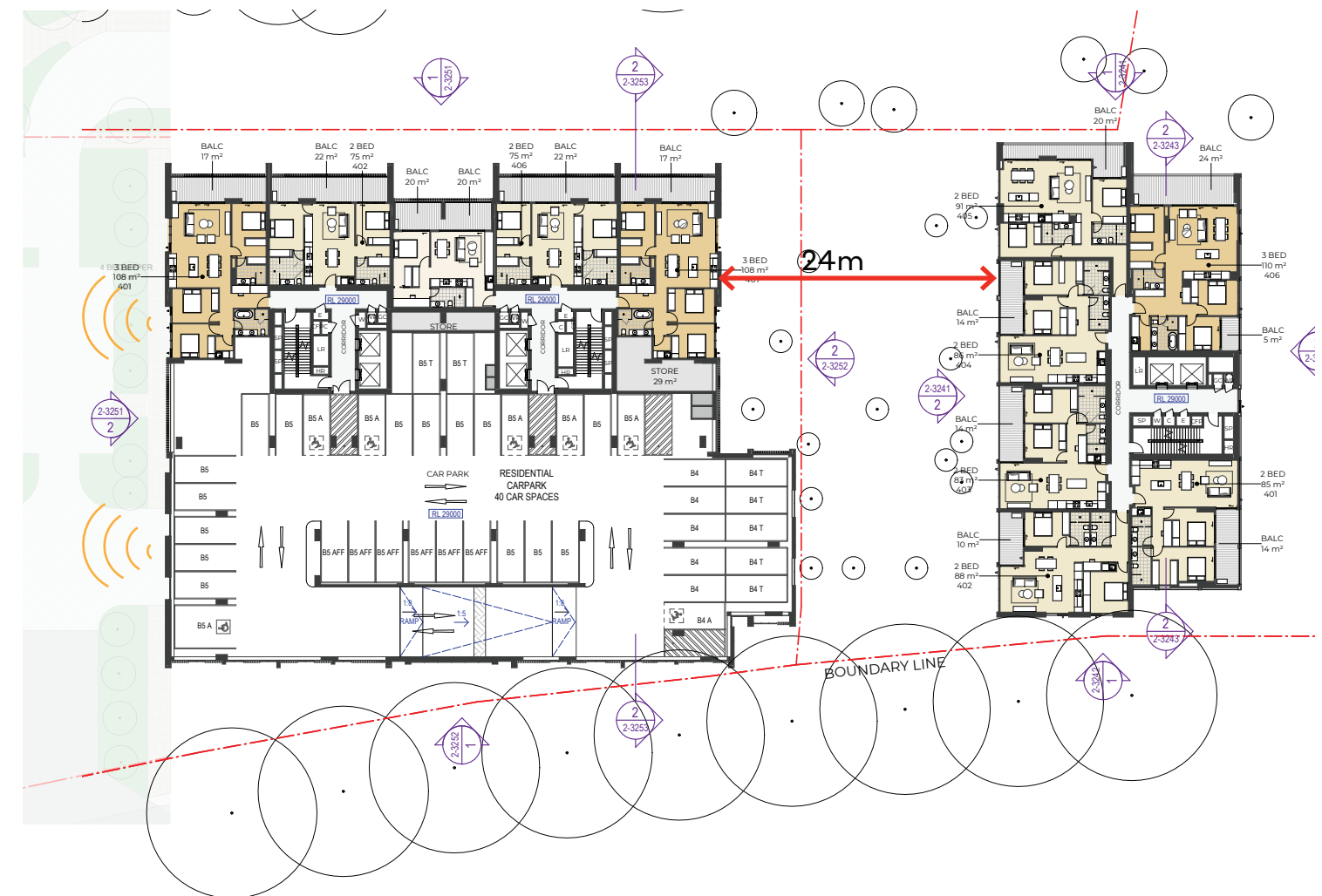


08.06 Podium Design

Sleeving the Car Park



Building 5 - Ground Level. Lobby Frontage.



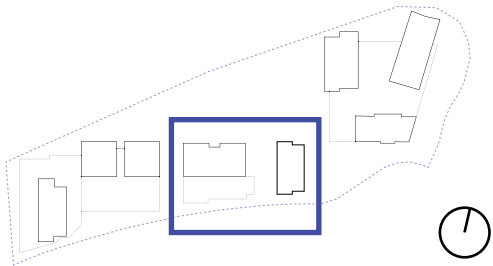
Typical Podium Level

- Sleeved Car park facade lends itself to the appearance of a continuous facade edge overlooking the road.
- Parking spaces provided to serve both Building 4 and Building 5.

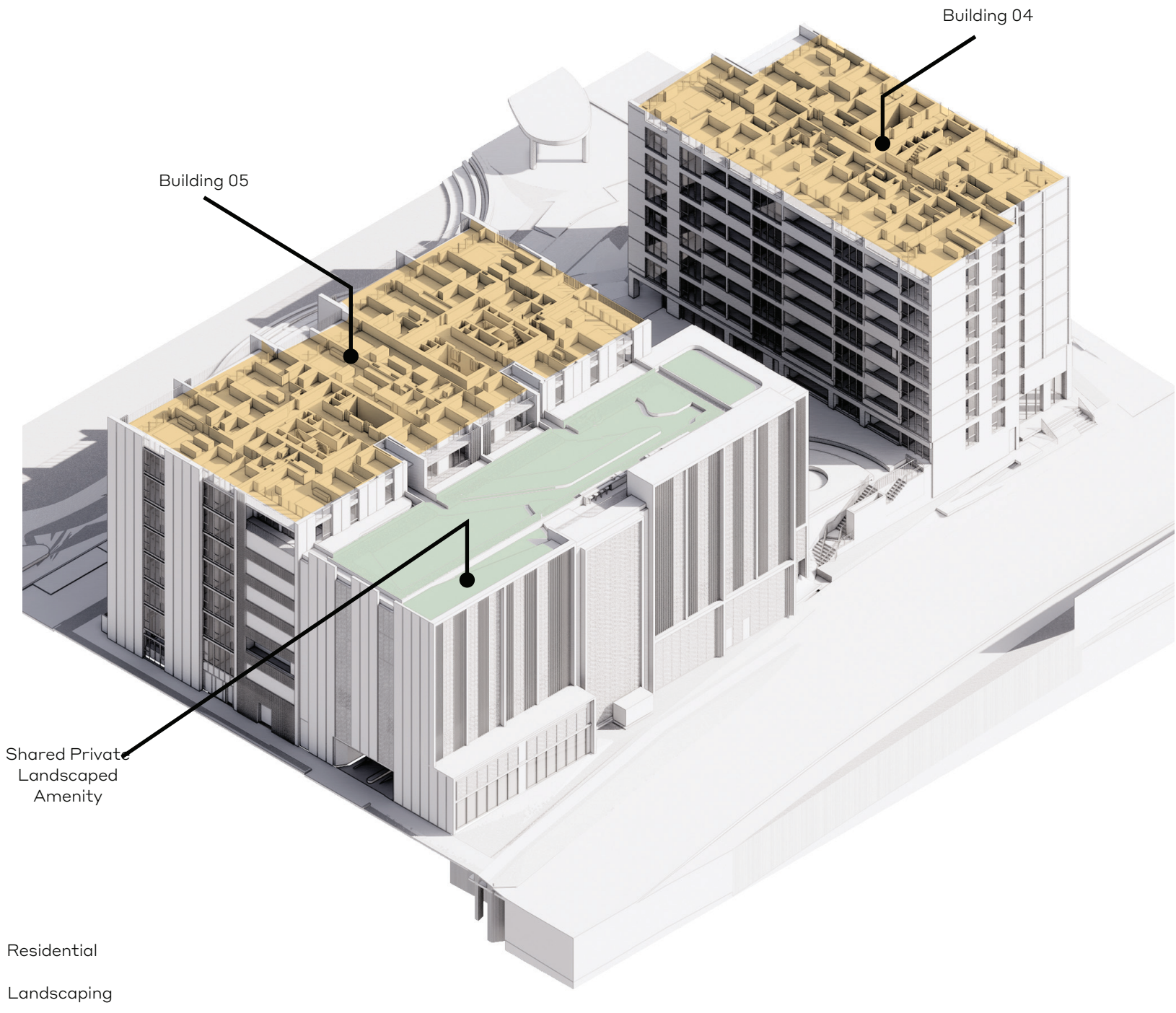
NOT TO SCALE.

08.07 Podium Rooftop Connection to the Amenity

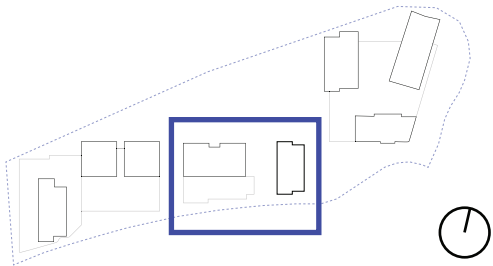
The landscaped roof terrace will provide another connection to the concept of living in the park, whilst also providing private and secluded spaces with ample direct sunlight year round.



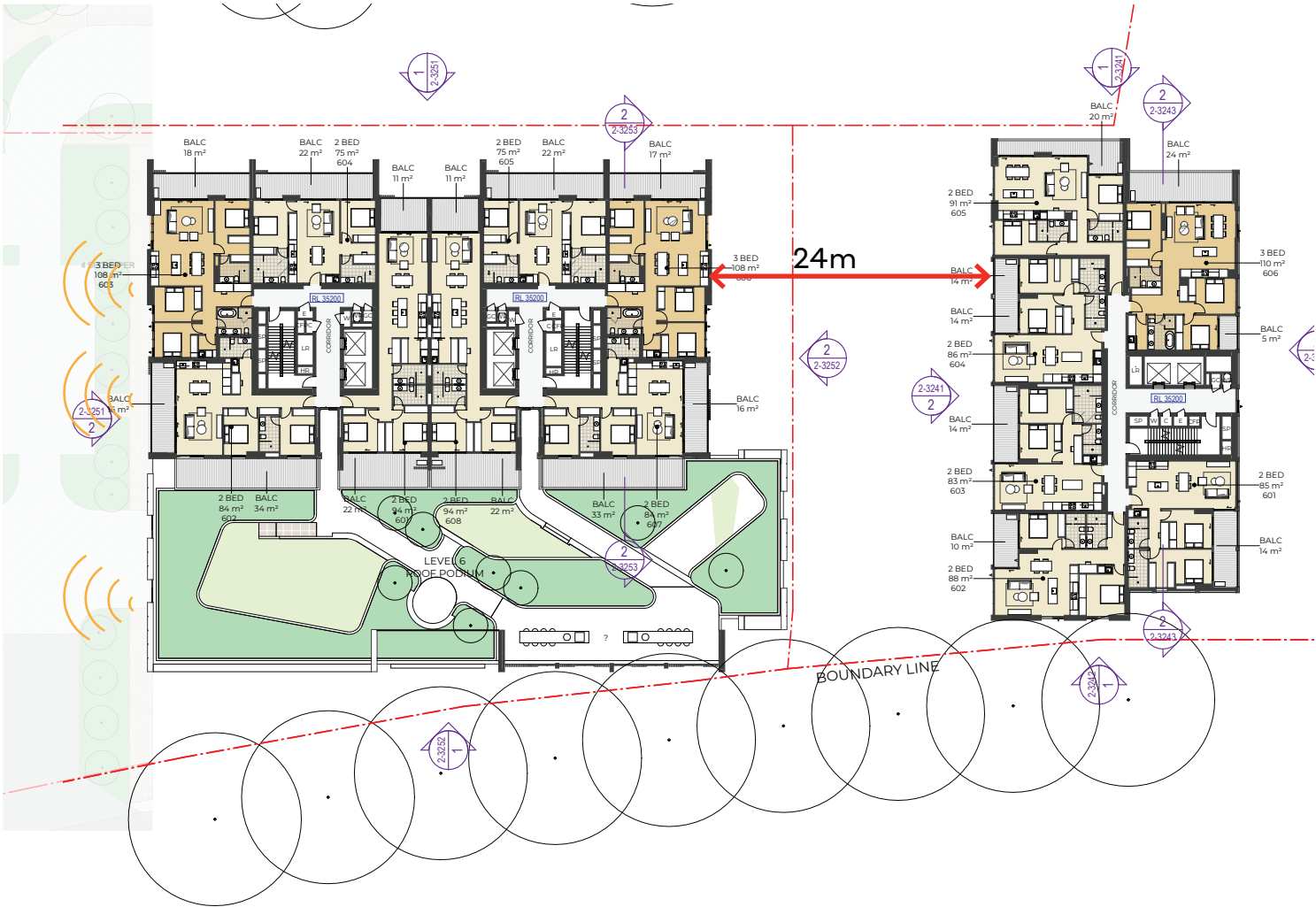
Building 5 - Front elevation



08.08 Podium Rooftop Rooftop Landscape



SDRP 2 FEEDBACK		REFER TO
9.0	Improve the public pedestrian access to the park, noting that the footpath between Buildings 5 and 6 is bounded by multi-storey carparks and lacks passive surveillance.	See page 05.04, 08.02
17.B	Enable the podium roof to receive solar access and be utilised by residents	See page 05.09, 08.08 & Appendix

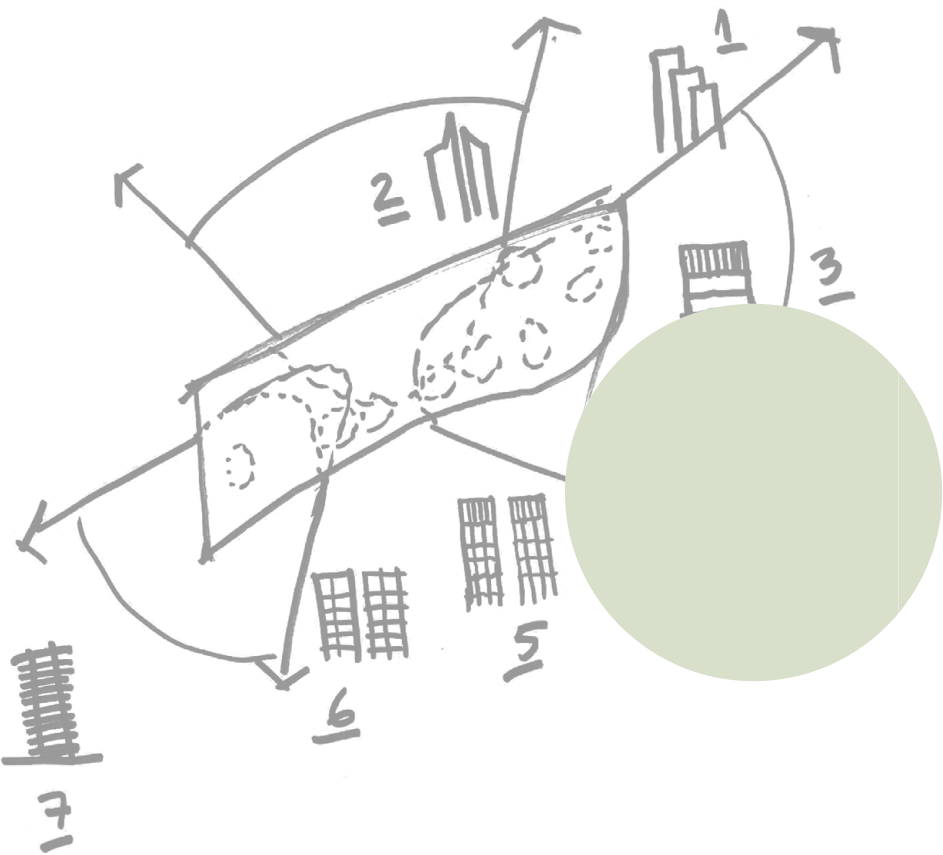


Typical Podium Level

- Wrapping units around the corners gives passive surveillance between T4 to T5 and across the road between T5 and T6.
- Podium landscaped rooftop receives ample solar access year round, including minimum of 2 hours direct solar in the Winter Solstice.
- 24.5m separation distance between overlooking apartments.

04

Building 4

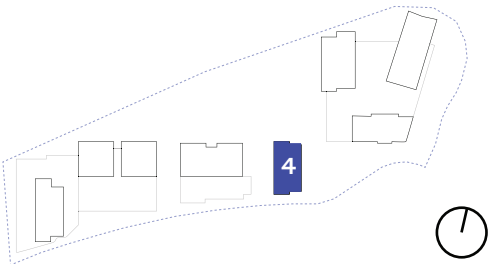


08.09 Concept & Materiality

Building 4

Centrally located within Crescent Parklands, Building 4 responds to the surrounding parklands and grounds the neighbouring Buildings within the precinct.

The Building draws inspiration from the natural tones of the surrounding parks and vegetation, blending these elements into its façade through a careful balance of colour and texture. This approach creates a harmonious connection between the built form and its natural environment.



anchor building

grounded

natural

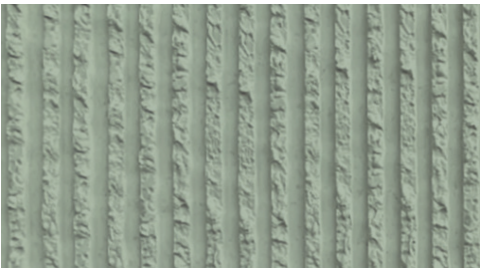
delineations



Industrial materials - CD03



Concrete with Charcoal colour finish - CO08



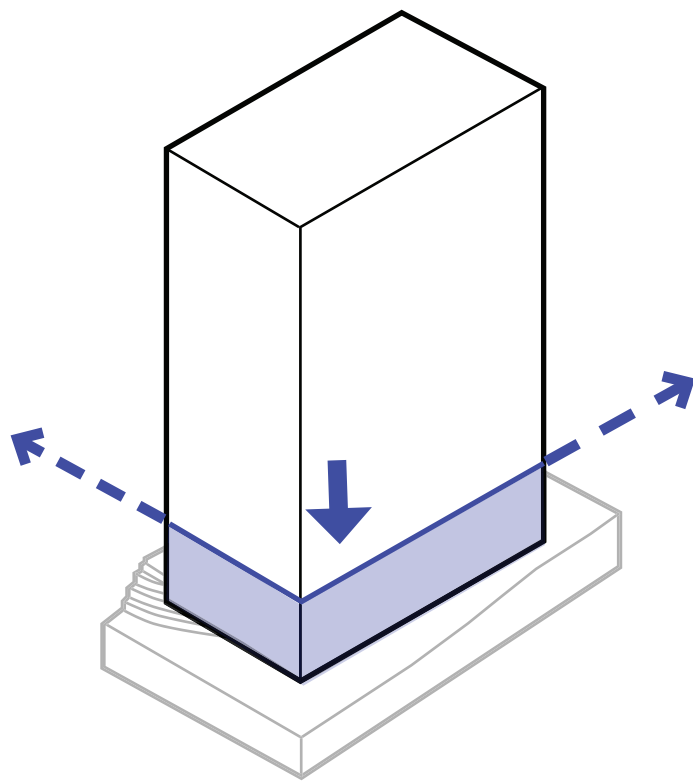
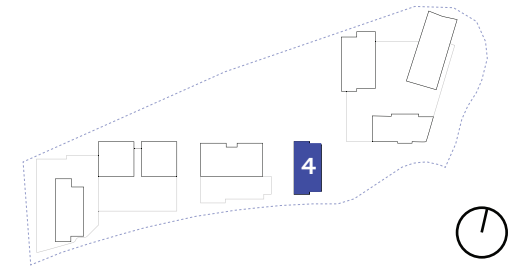
Profiled Precast Concrete - CO05



Light coloured brick textures - MA02

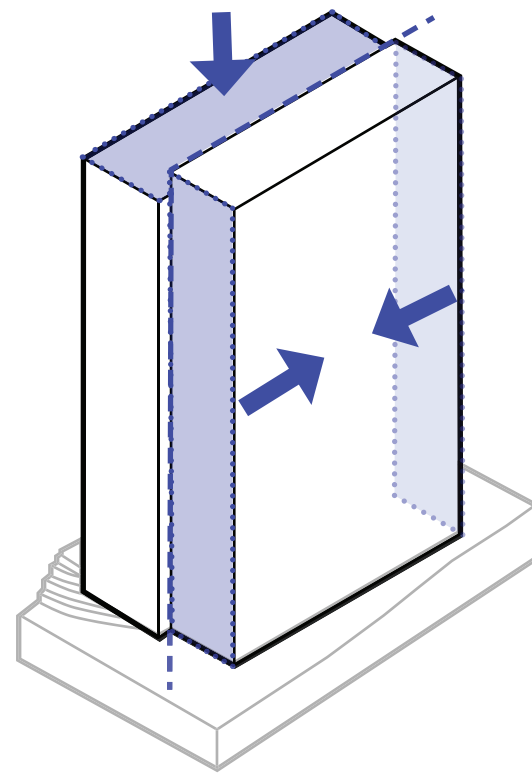


08.10 Envelope & Facade Building 04



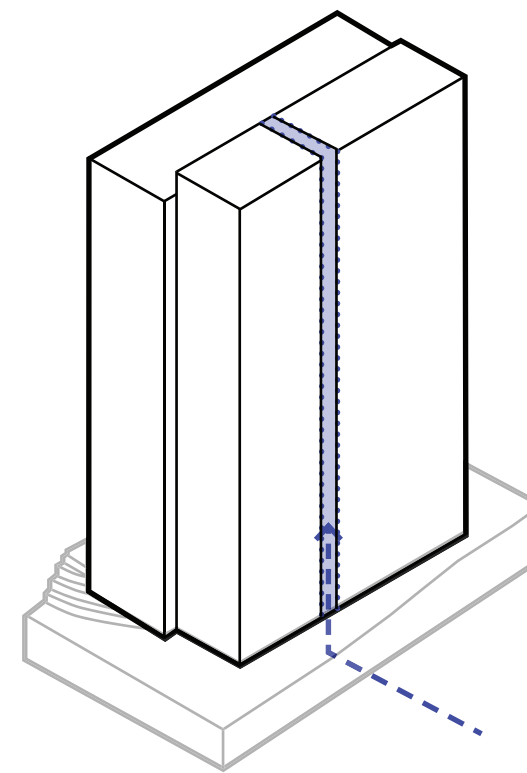
01 - Wrapping podium

- Defining the active frontage through a wrapping podium.



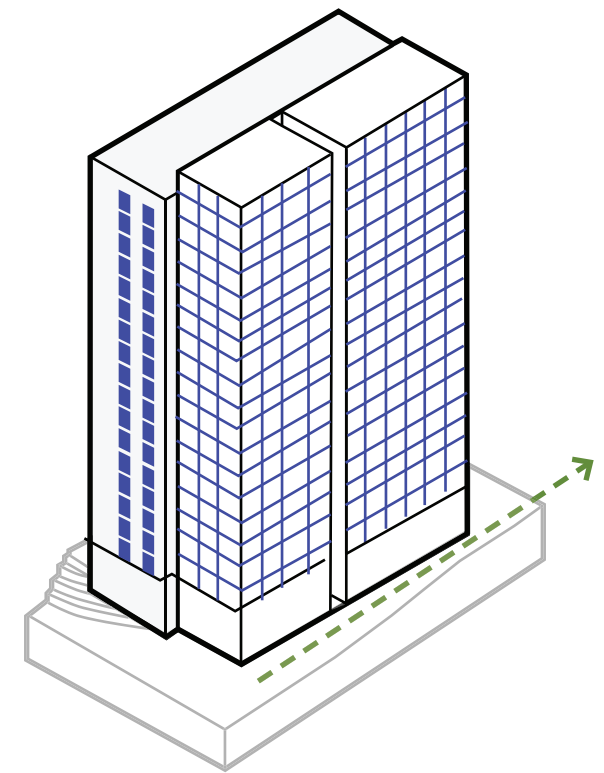
02 - Stepping Heights & Interface Relief

- Pushing the prominent edges back from Crescent Street to provide a more relaxed street interface
- Pushing the opposite edge back to enhance the connection between the park spaces.
- Creating a diverse form that is sympathetic and relative to the neighbouring BUILDING heights.



03 - Articulated Forms

- Defining the core and circulation through an articulated accent in the facade.



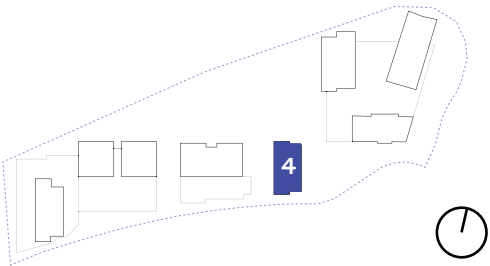
04 - Relation to Street & Park

- Square grid
- Inset to the north, for access from the park-side and street corner

08.11

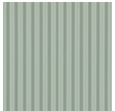
Envelope & Facade

Building 04

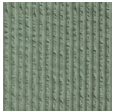


3D View

EXTERNAL FINISHES LEGEND
BUILDING 4



CD04
METALLIC CLADDING
GREEN COLOUR



CO05
PROFILED PRECAST
CONCRETE WITH
GREEN TRANSPARENT



CO08
CONCRETE WITH CHARCOAL
COLOUR FINISH



MA02
BRICK - LIGHT
COLOUR



MW07
METAL BALUSTRADE
GREEN



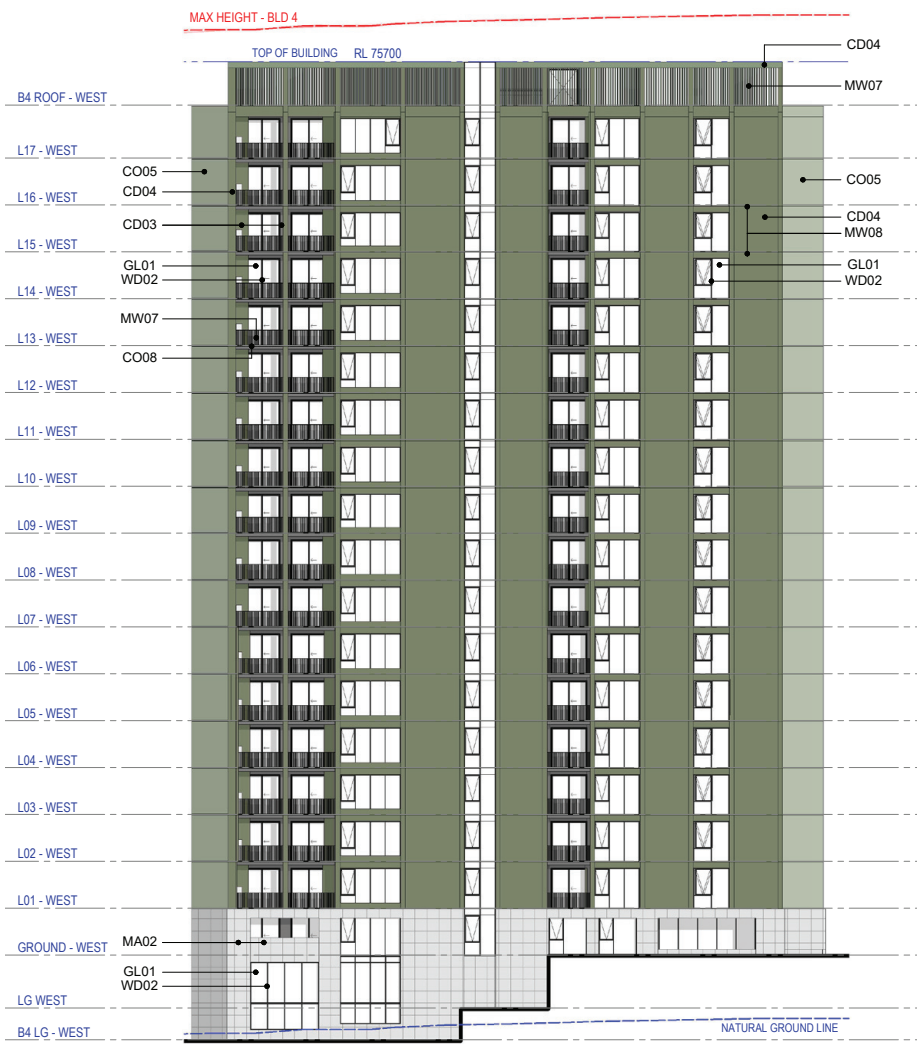
MW08
HORIZONTAL METALLIC
FIN GREEN



MW09
SOLID METALLIC
BALUSTRADE GREEN



WD02
METAL WINDOW
FRAME - SILVER



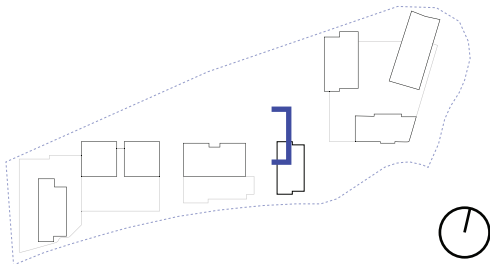
East Elevation



North Elevation

08.12 Park Street Section

Building 4 Interface with Park Edge



A sense of living in the park has been created at the north of Building 4 through views towards the new park zone. Despite a necessary internal road separating the building and the park, the connection is still present due to the introduction of pedestrian and landscaping elements which help to soften the barrier.

New landscaping acts as a buffer zone between the building and the internal road, leading to a smoother transition across the interface. Space is provided for a partially covered walkway which leads directly into the commercial lobby.

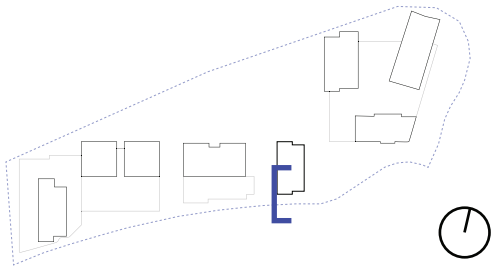


Building 4 - Corner interface with Park.



08.13 Crescent Street Section

Building 4 Interface with Crescent Street



Residential areas are elevated to create separation between the living spaces and the main road, creating opportunity for an activated street edge. Crescent Street is activated via direct access to the commercial space on the lower ground floor, achieved through the introduction of outdoor steps which bridge the gap between the footpath and the extended plaza.

Increasing the width of the footpath to buffer the main road alongside ease of pedestrian movement towards the active street, further pedestrianising the interface by encouraging footfall down Crescent Street.

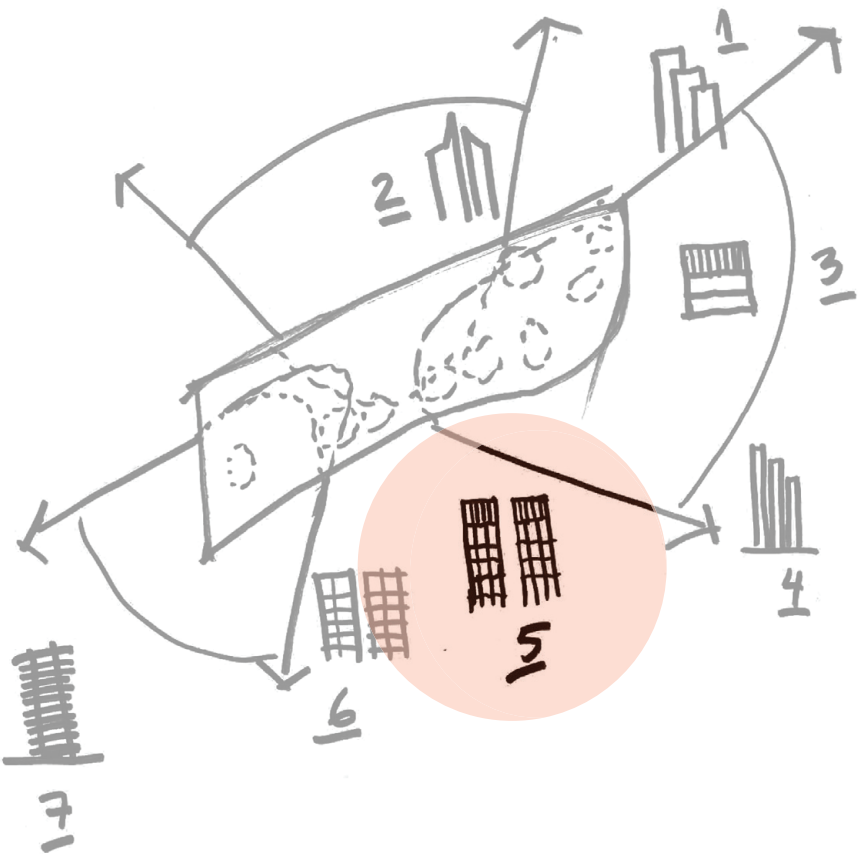
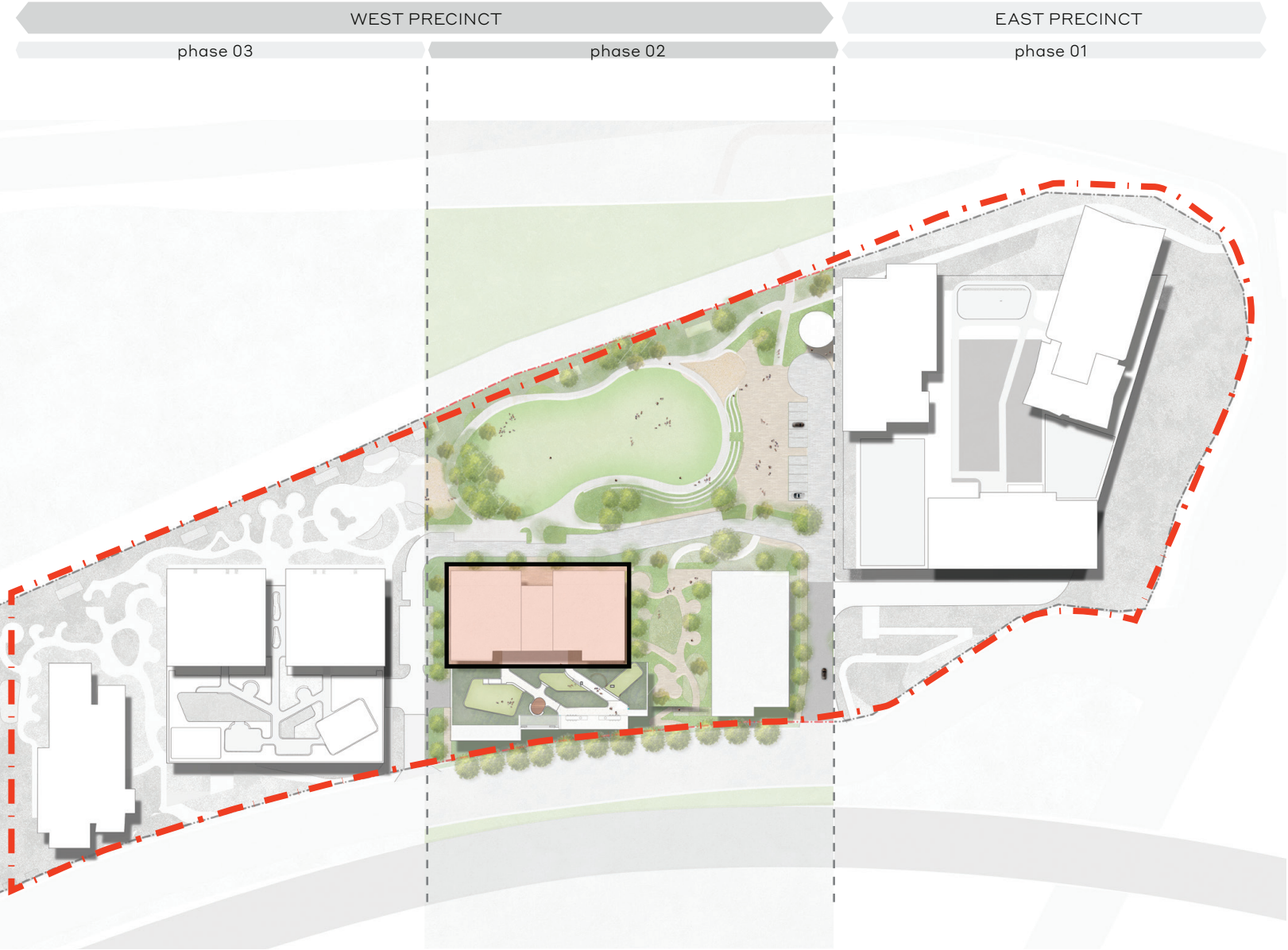


Building 4 - Corner with Crescent Street.



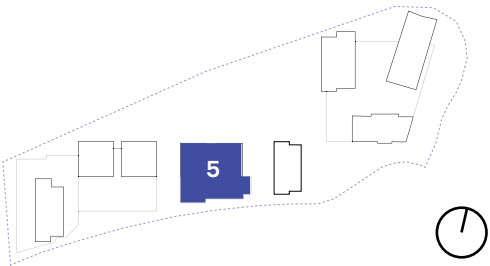
05

Building 5



08.14 Concept & Materiality
Building 5

The façade of Building 5 reflects the warm, earthy tones of these residential suburbs, creating a visual connection between the Building and its surrounding context.



Terracotta building
textured
depth
contextual



Terracotta appearance - CD05



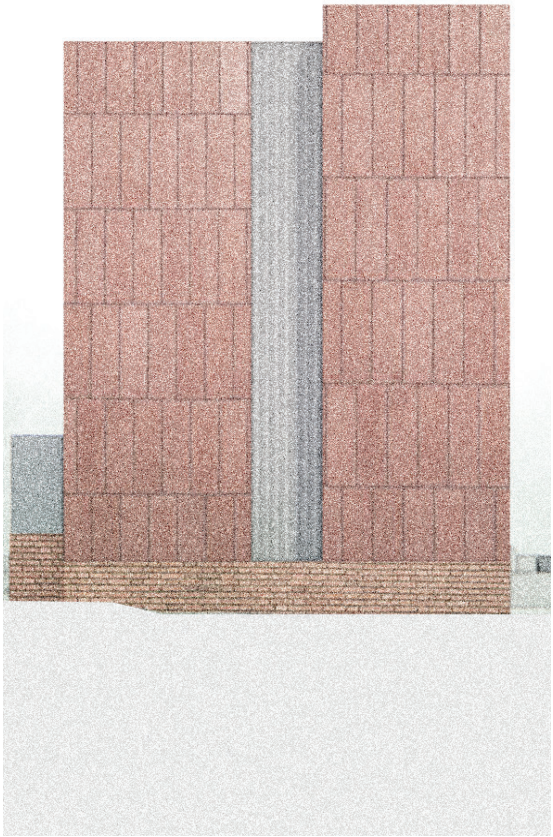
Concrete with Charcoal colour finish - CO08



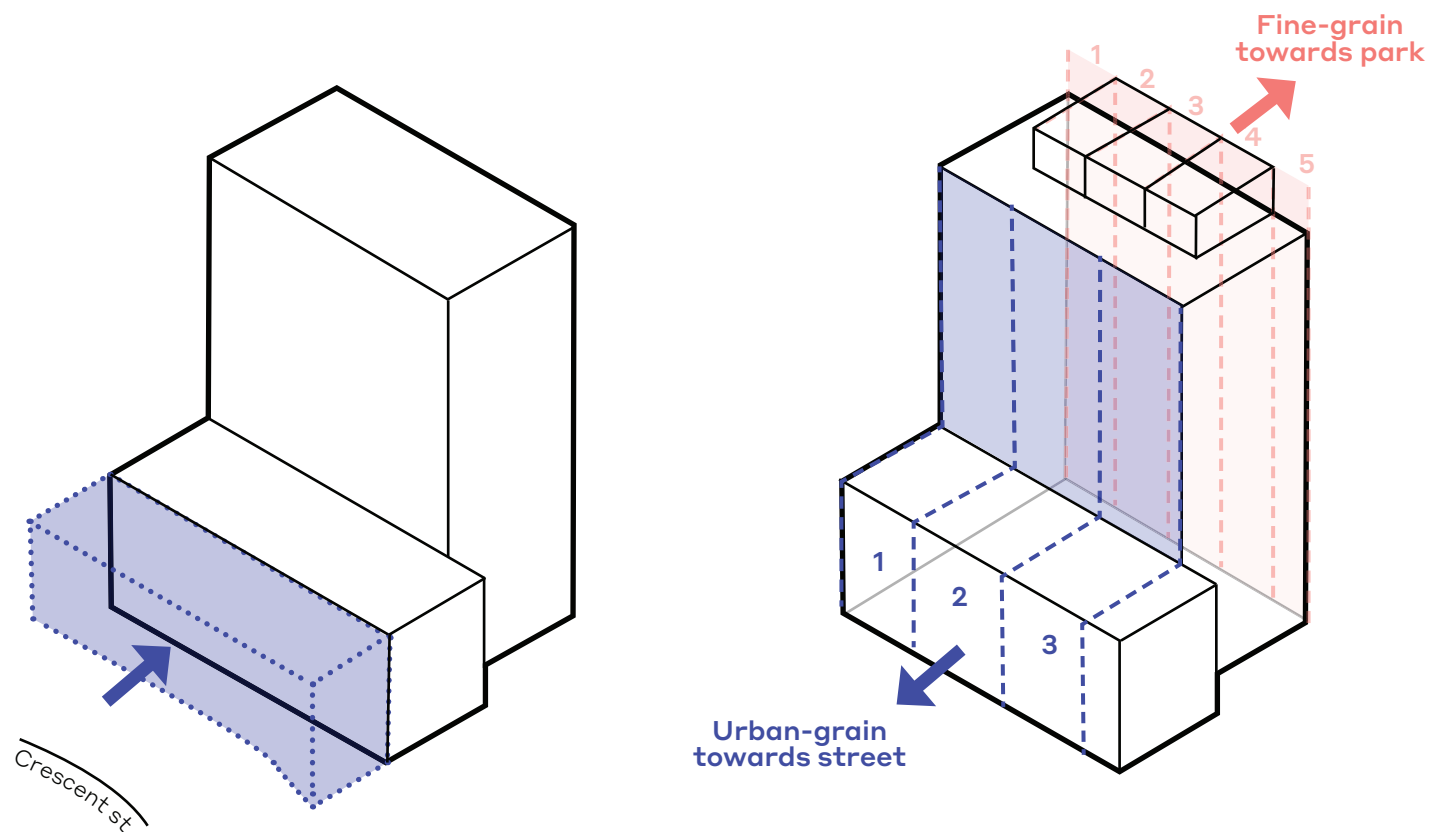
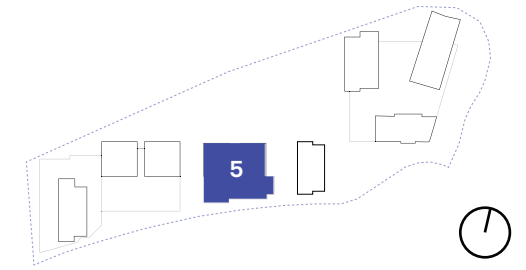
Terracotta appearance concrete - CO06



Brick Appearance- MA03



08.15 Envelope & Facade Building 05

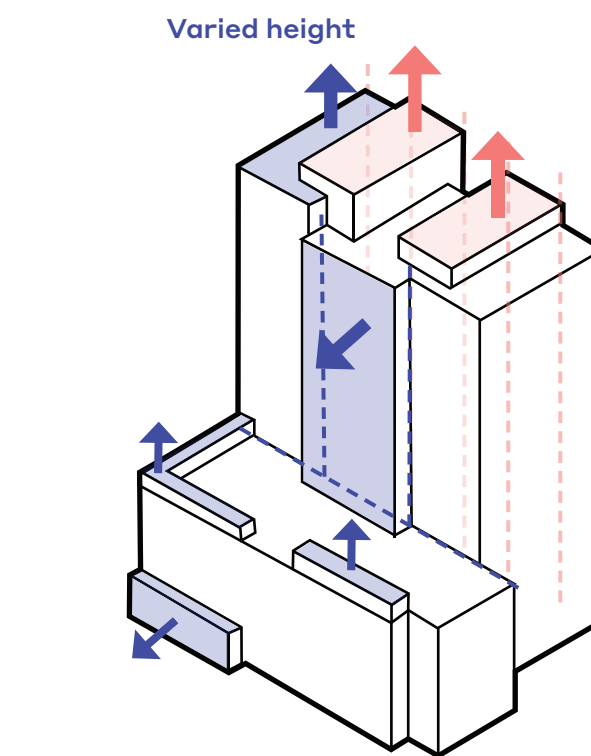


01 - Interface Relief

- Pushing the prominent edges back from Crescent Street to provide a more relaxed street interface.

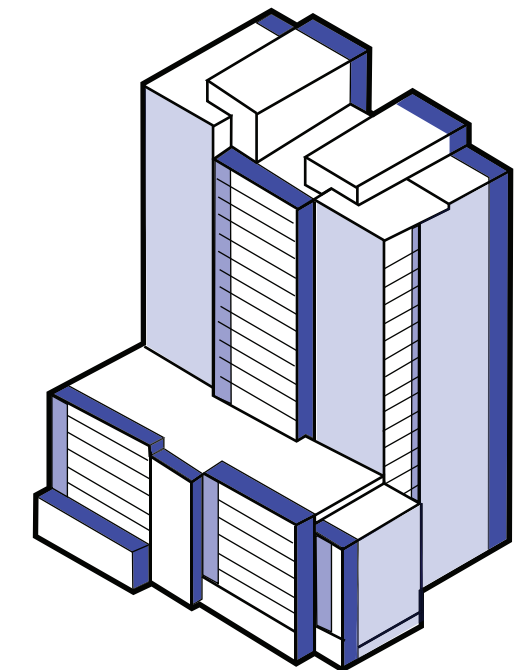
02 - Breaking down the Mass

- Dividing the street wall along the South facade facing Crescent St creating a varied street interface rather than a continuous wall
- Pushing the North volume away from Building 4 to increase relief between apartments as well as more pedestrian space on the Ground



03 - Varied Mass Articulation

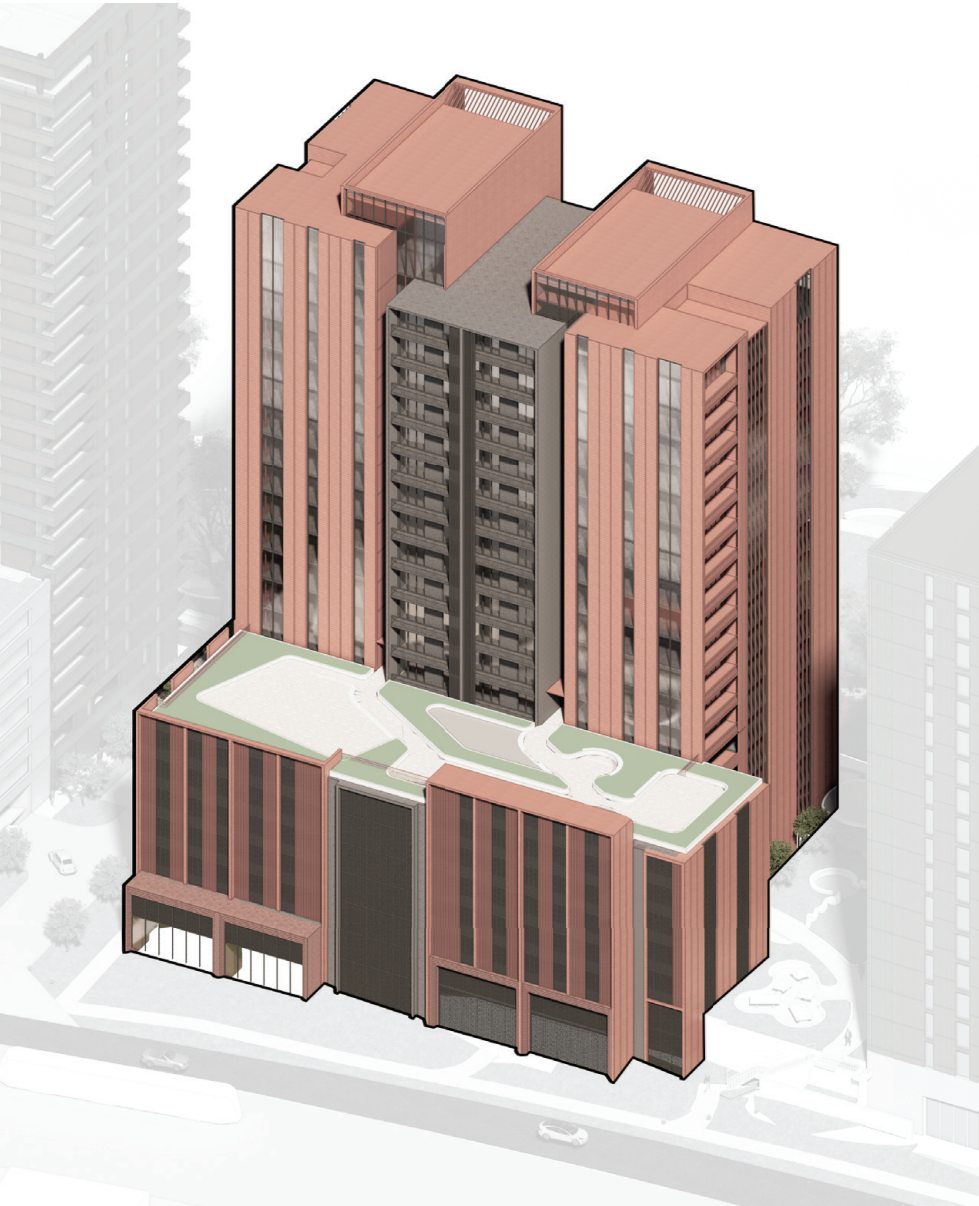
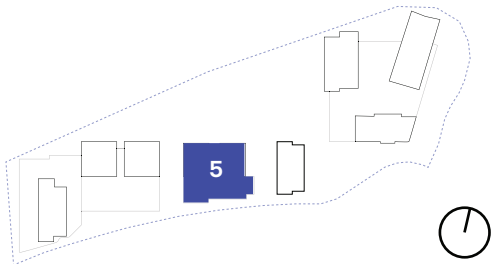
- Changing roof features in BUILDING mass accentuate variation in the building form creating visual interest among other buildings
- Small vertical and horizontal projections in podium scale volume facing Crescent St breaks the street wall and creates human scale visual interest along the pedestrian interface



04 - Varied Façades

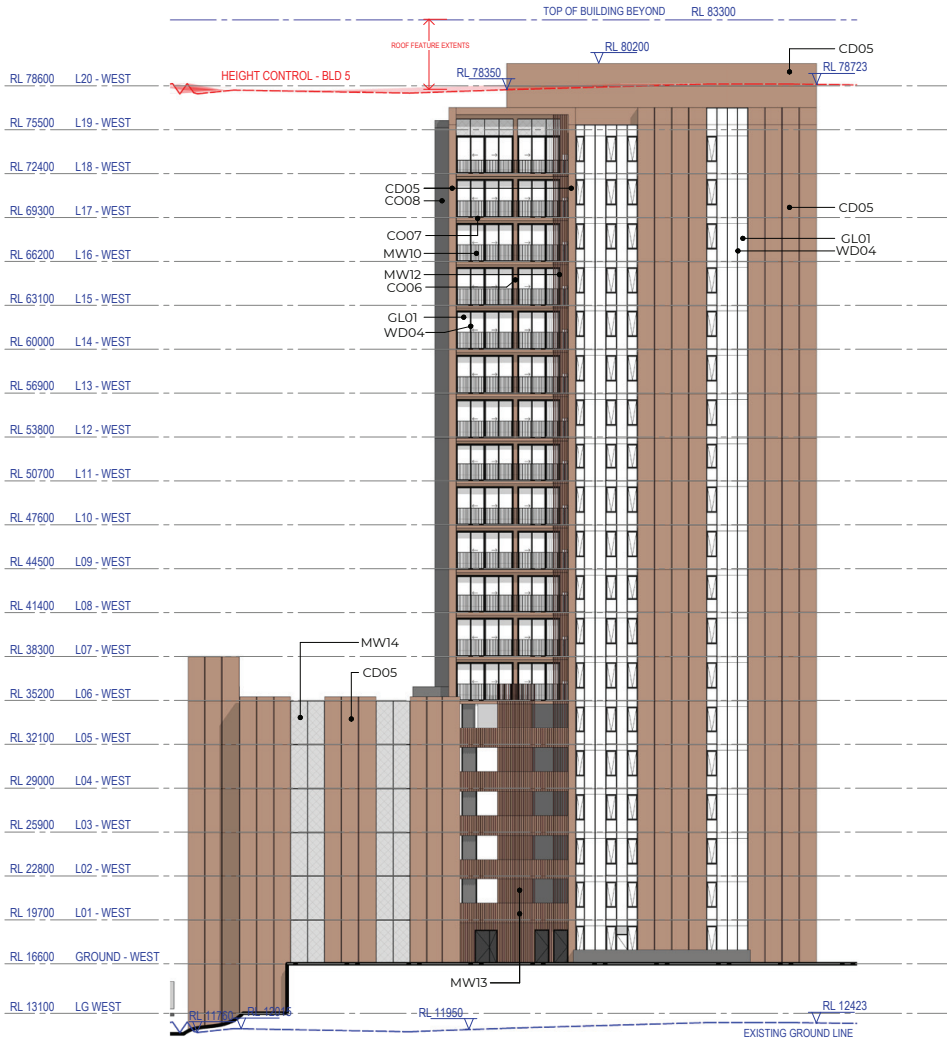
- Applying different facade languages to the varying articulated masses, the overall building is broken down into multiple smaller scaled buildings

08.16 Envelope & Facade Building 05

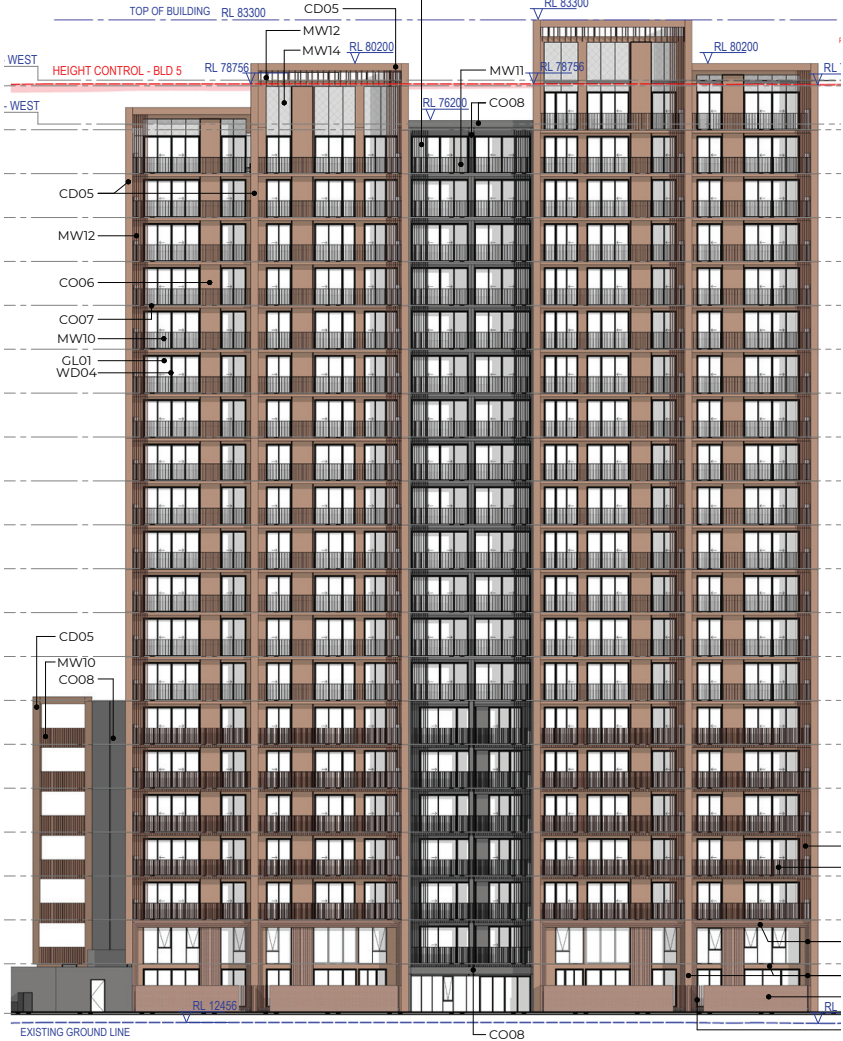


3D View

EXTERNAL FINISHES LEGEND
BUILDING 5



East Elevation



North Elevation

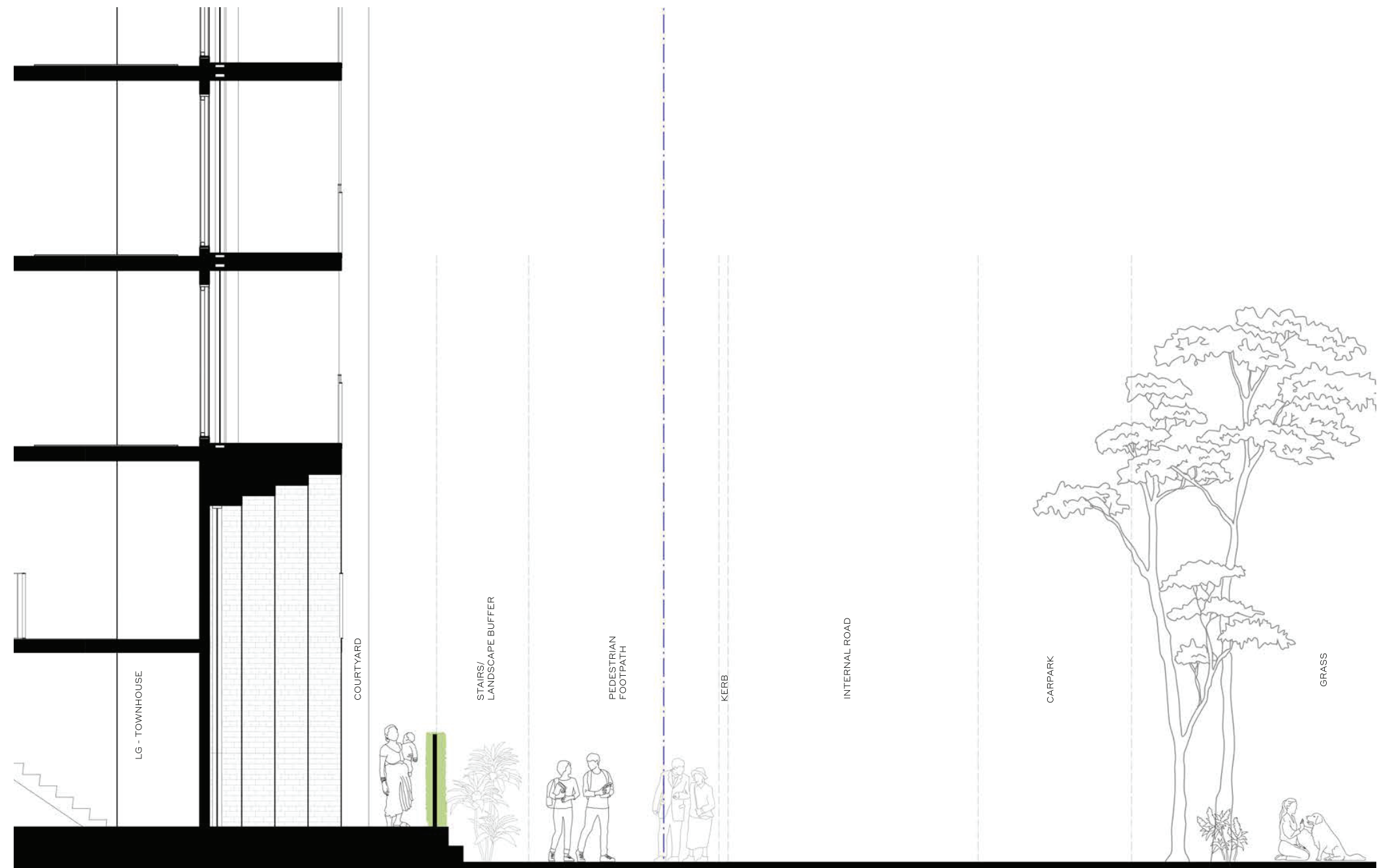
08.17 Park Street Section Building 5 Interface with the Park Edge

Landscaping is introduced to create a physical and visual buffer between the internal road, car park and building. This is particularly important for the lower ground floor interface in order to provide privacy for the residents.

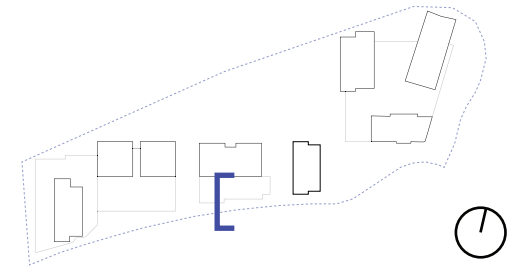
On the upper levels, residents experience the feeling of living in the park through views to the new park area, creating a connection from the building interface.



Building 5 - Frontage facing Internal Street.



08.18 Crescent Street Section Building 5 Interface with Crescent Street



A balance of connection and separation is created between the south interface of building 5 and crescent street. With residential areas being prioritised on the park side of the building, this interface utilises the need for sufficient car parking to create a barrier between the busy main road and the building.

On the lower ground level, amenity spaces intend to activate the interface and Crescent Street. With landscaping creating a buffer between the main road and the footpath, the interface is softened, encouraging a higher footfall along Crescent Street and into the lower ground level spaces on the south side.



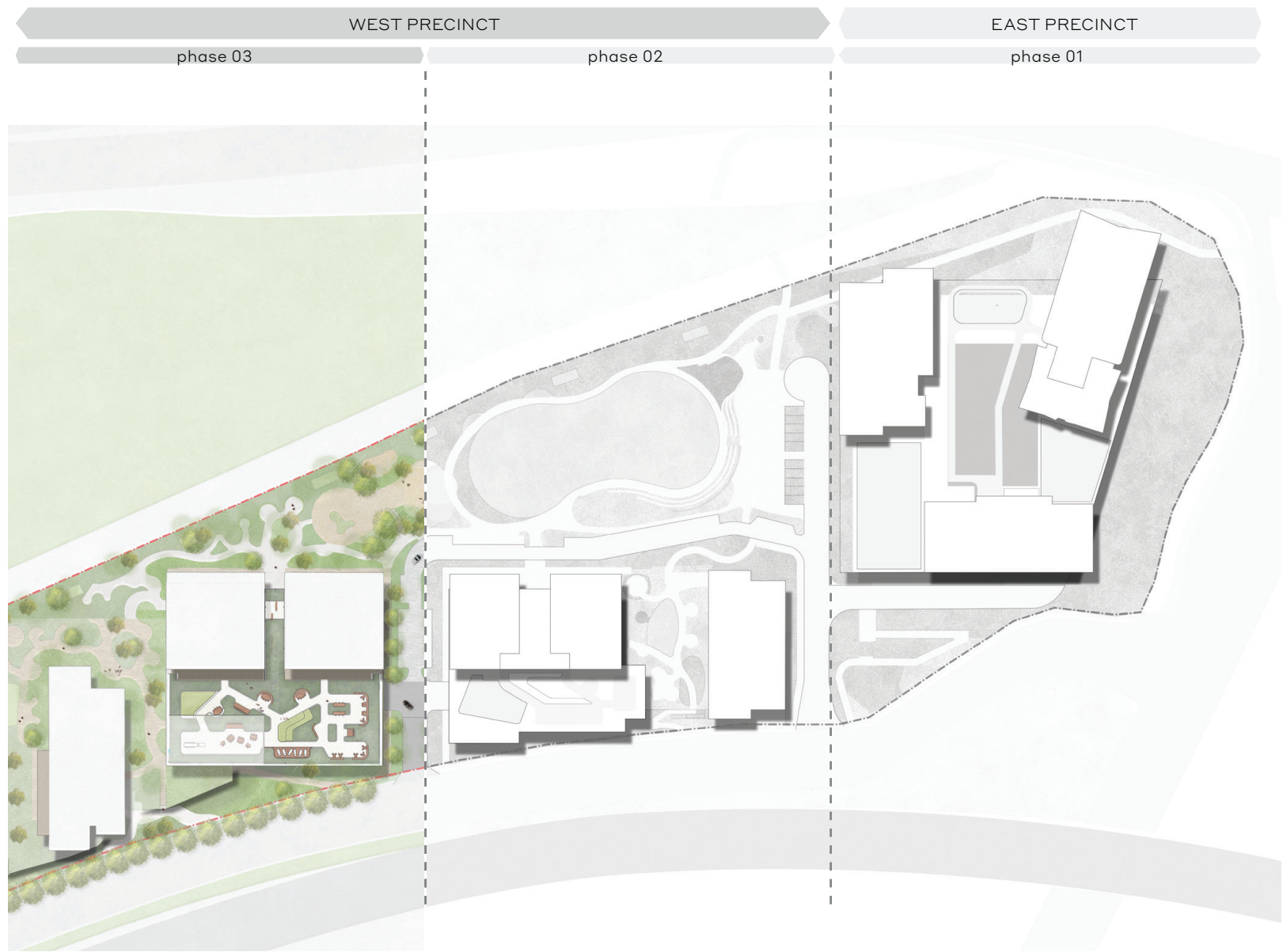
Building 5 - Ground Level. Access to Amenity.







Phase 3





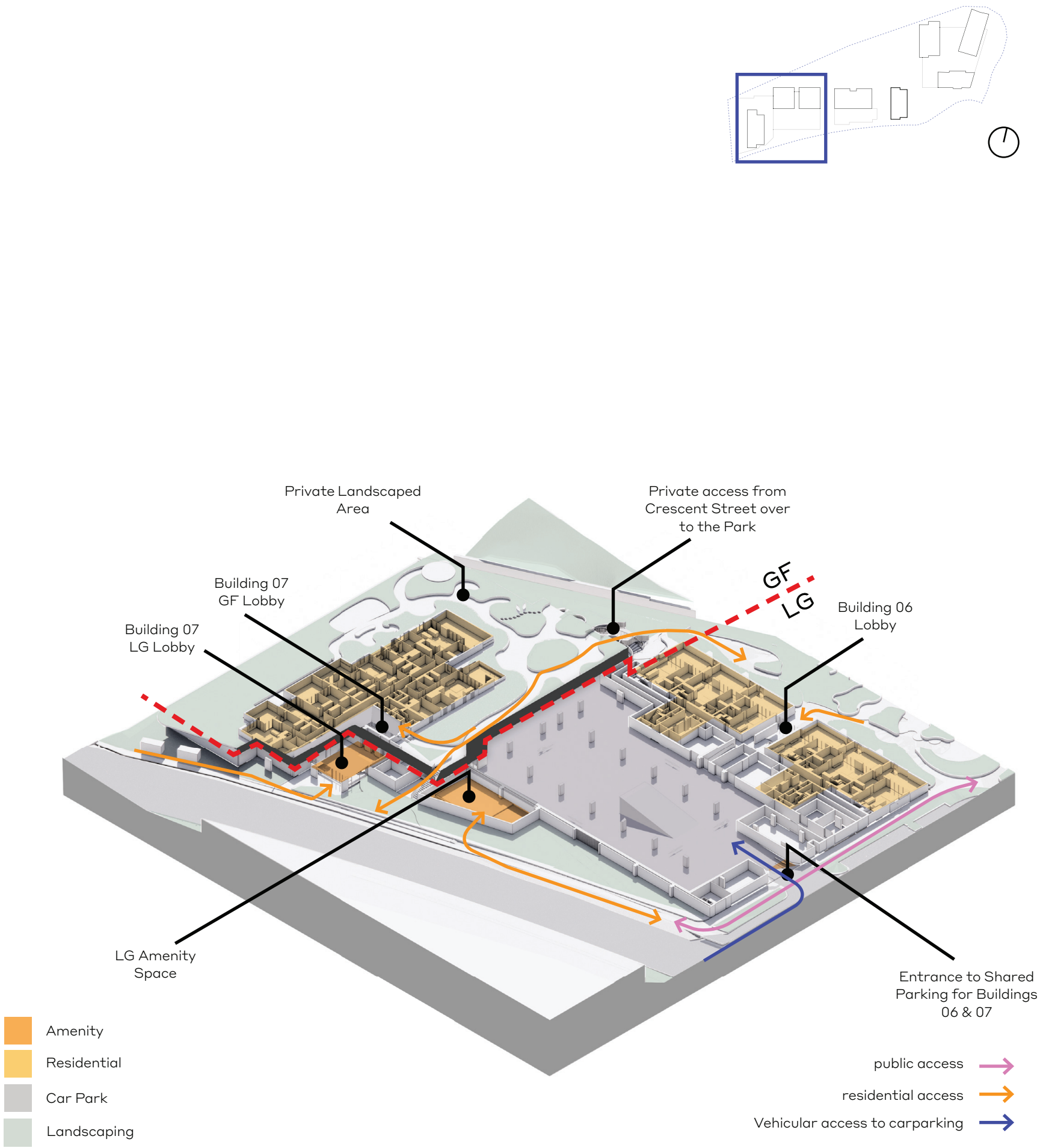
08.19 Public Domain Access and Circulation

Active use spaces including amenity and commercial offerings have been provided along the Lower Ground Crescent Street edge to increase the interactive nature of the street edge and created an activated engaging frontage.

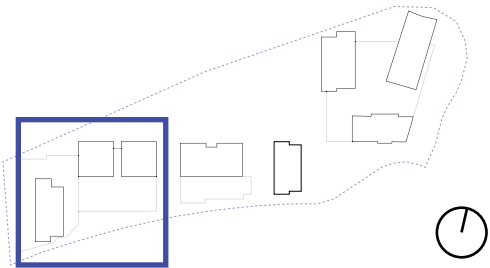
The split level of the site has been acknowledged through the use of a privately accessed landscape route transitioning between the crescent street and the park street. The lobbies are clearly accessible off the street fronts, with all main façades engaging and interacting with the higher traffic pedestrian routes.



Building 6 - Internal Street and access to carpark.



08.20 Public Domain
Combined Podium



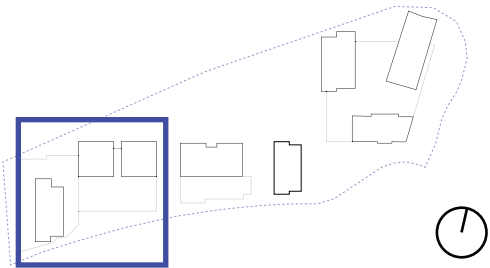
Lower Ground Level



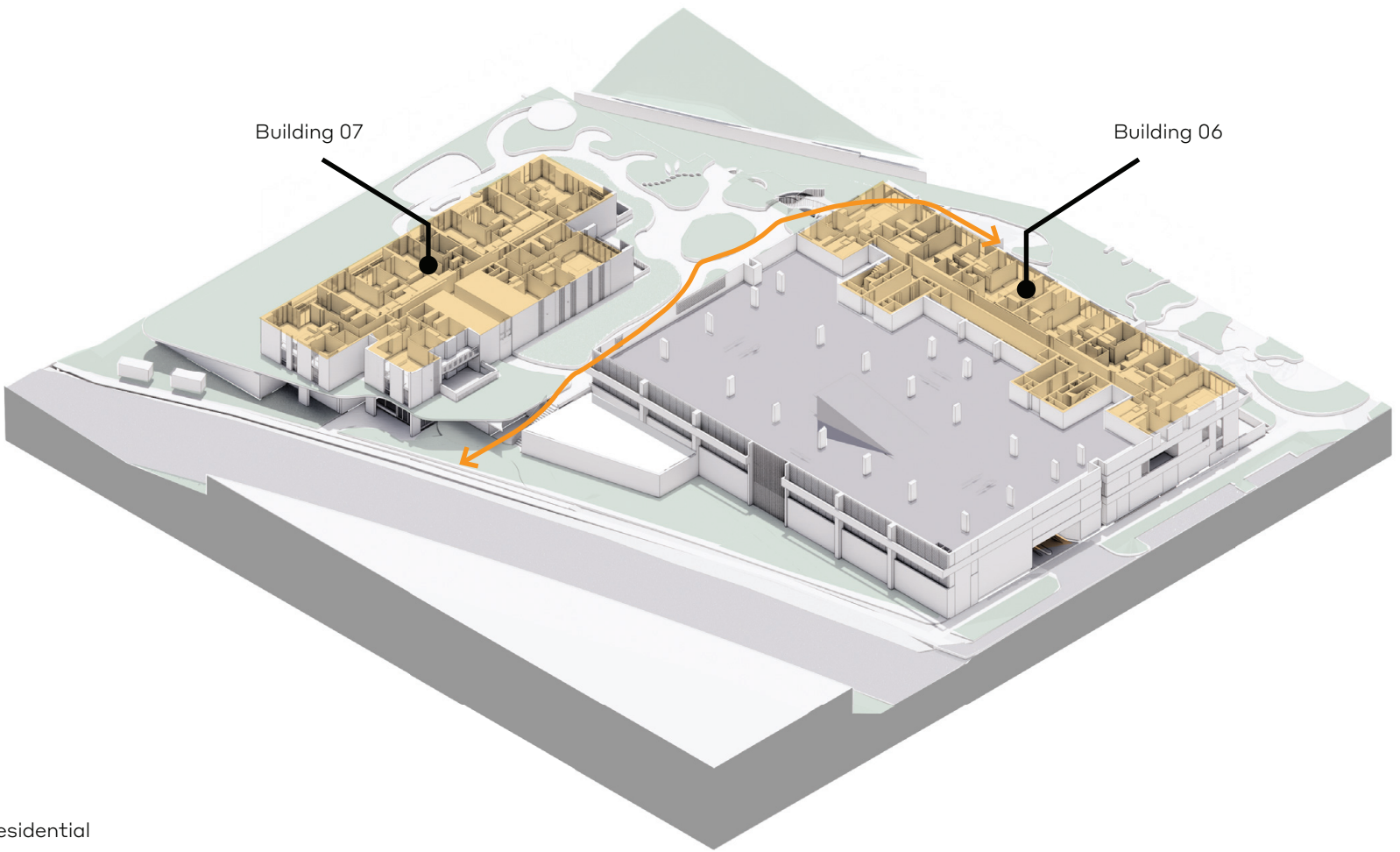
Ground Level

08.21 Podium Design Connection to the Park

Phase 3's buildings are encompassed by green landscaping with multiple accessible routes that connect the residential units with the park land surrounding.



Building 7 - Private garden.



- Residential
- Car Park
- Landscaping

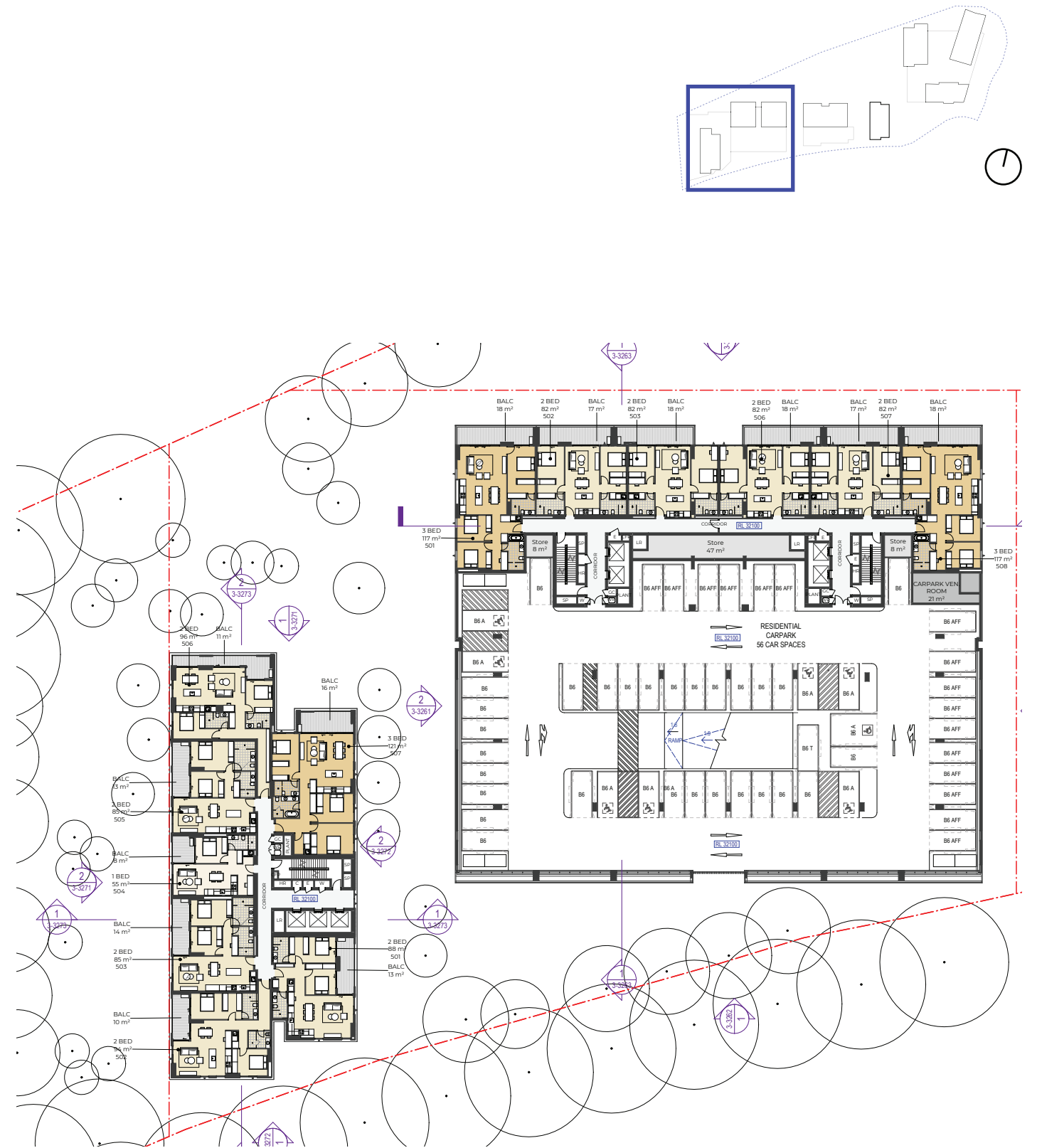
Private residential access →

08.22 Podium Design

Sleeving the Car Park



Building 6 - Ground Level. Lobby frontage.

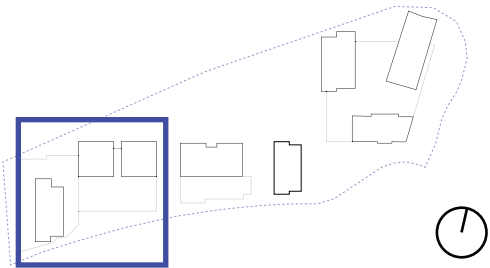


Typical Podium Level

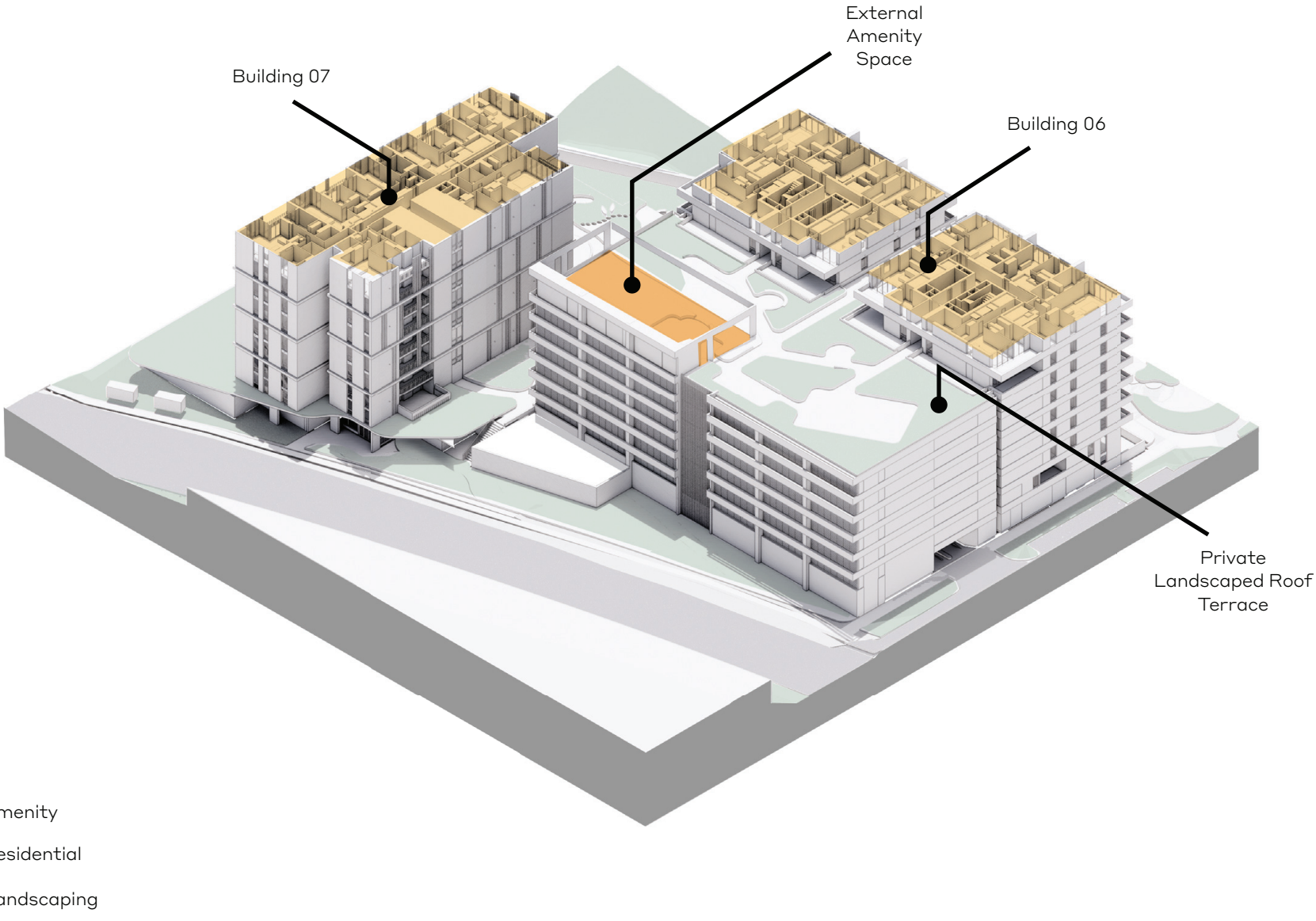
- Sleeved Car park facade lends itself to the appearance of a continuous facade edge overlooking the road.
- Parking spaces provided to serve both Building 06 and Building 07.

08.23 Podium Rooftop Connection to the Amenity

The landscaped roof terrace will provide another connection to the concept of living in the park, whilst also providing private and secluded spaces with ample direct sunlight year round.



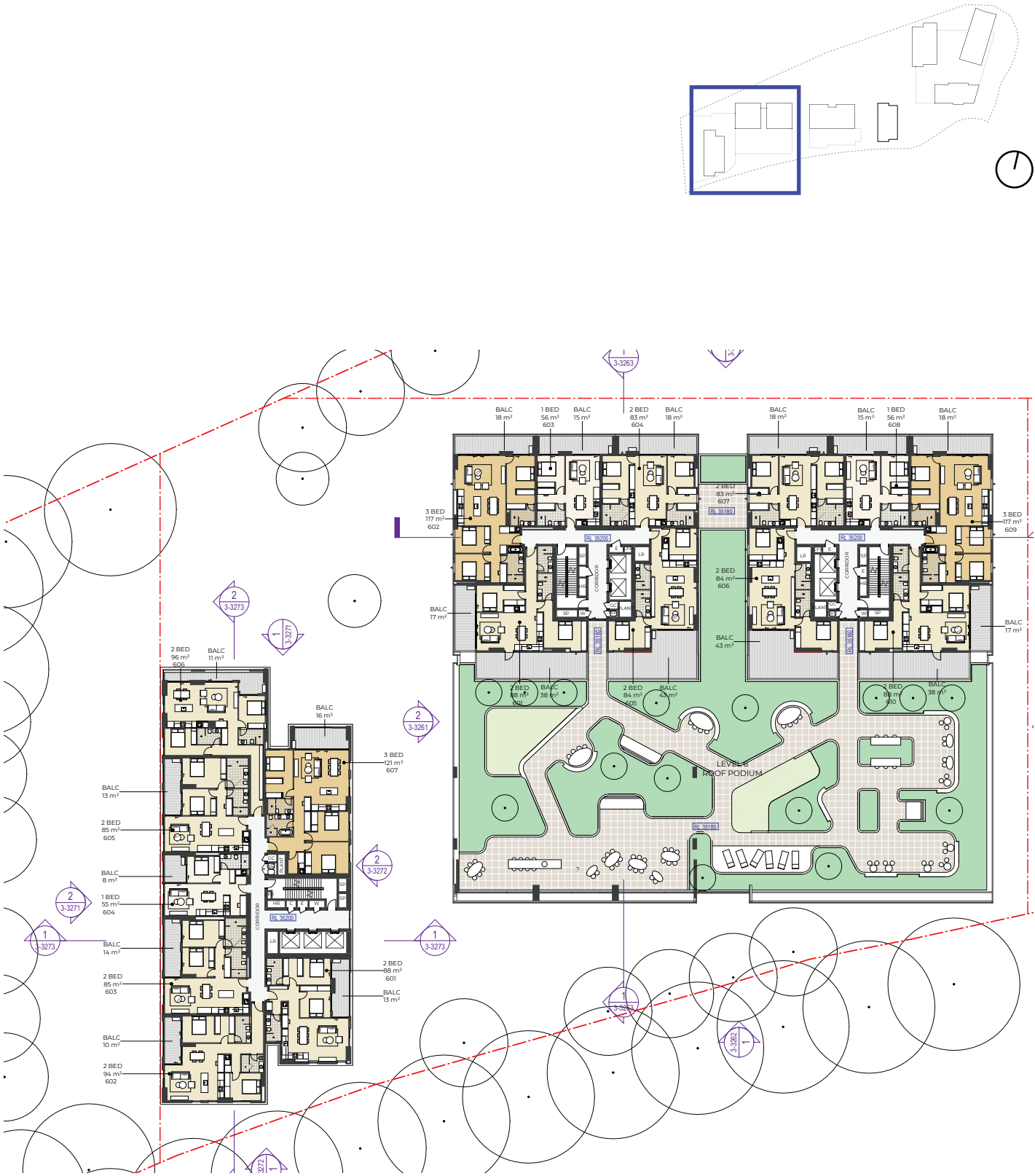
Building 6 - Private garden looking towards Building 7.



08.24 Podium Rooftop Rooftop Landscape



Building 6 - Lower Ground Level. Amenity frontage along Crescent St.

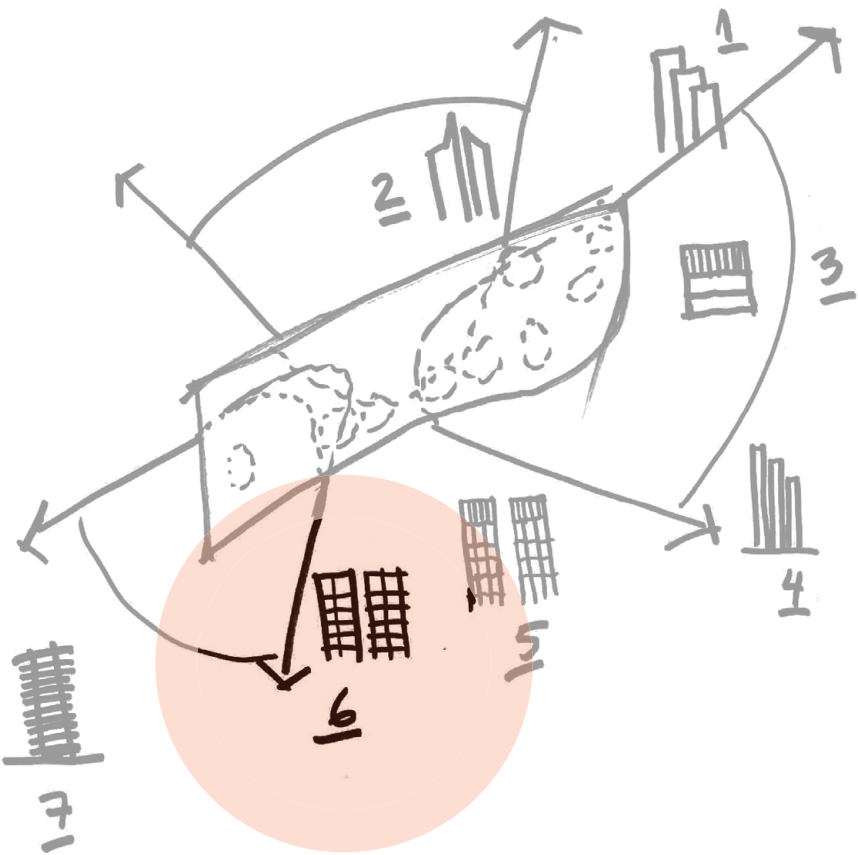
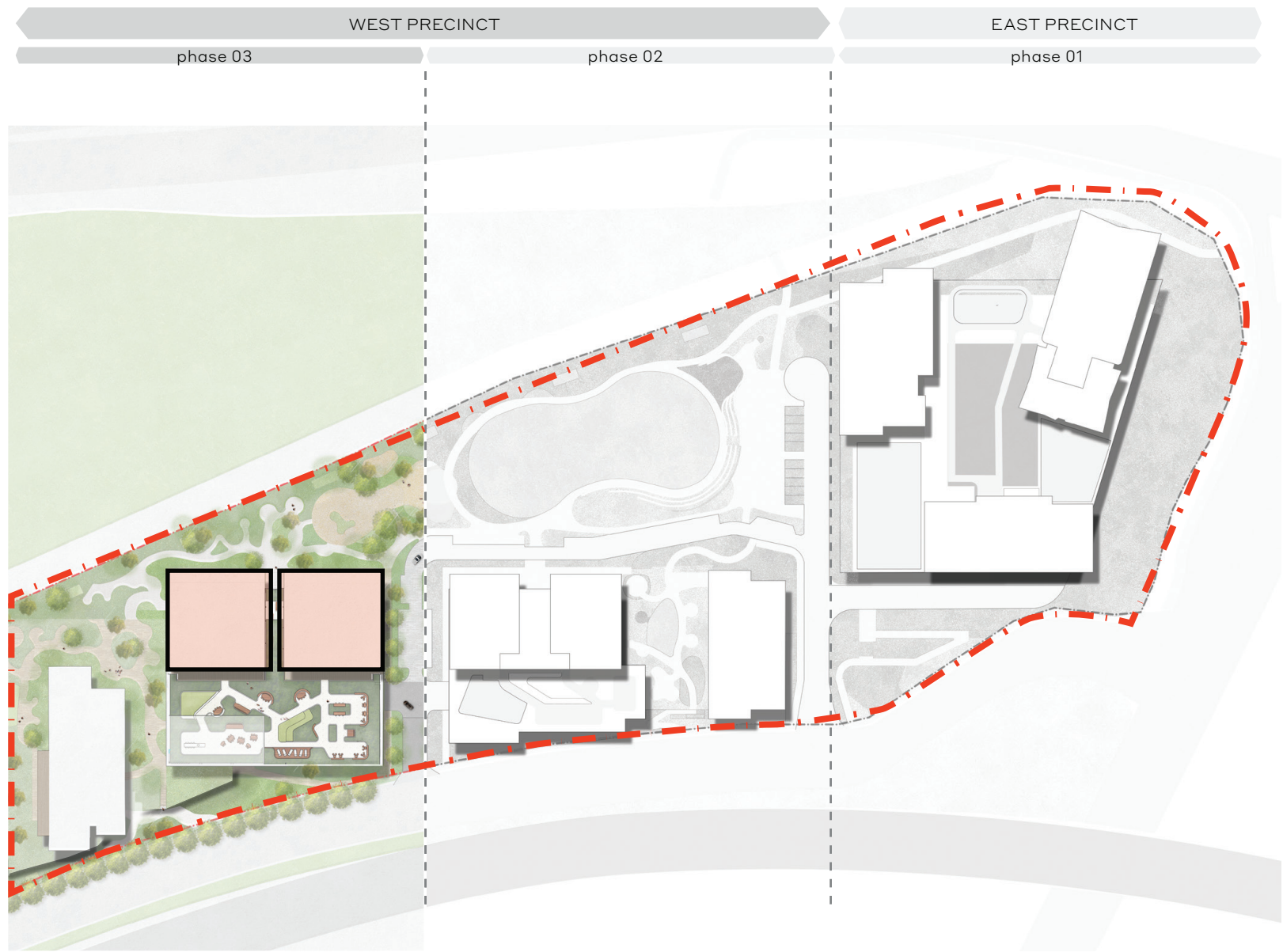


Rooftop Amenity Level

NOT TO SCALE.

06

Building 6



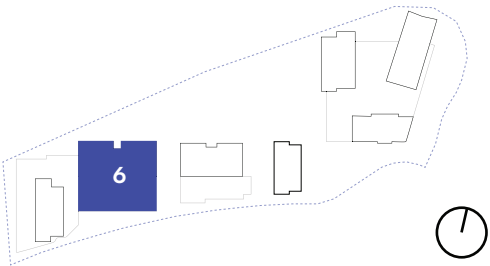
08.25

Concept & Materiality

Building 06

The façade design of Building 6 reflects the diverse tonal variations found in bricks, drawing inspiration from the brickyard, nearby residential buildings, and industrial warehouses.

This connection to the area's heritage is expressed through a thoughtful interplay of textures and colors, celebrating the craftsmanship of the region's brick-making tradition.



residential warmth

earth tones

brick

australiana



Vertical textured appearance - CD06



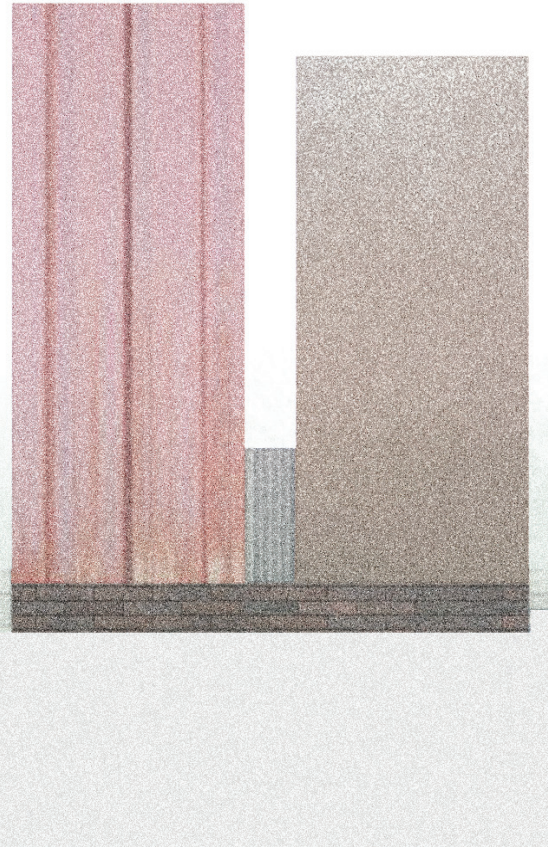
Vertical textured appearance - CD08



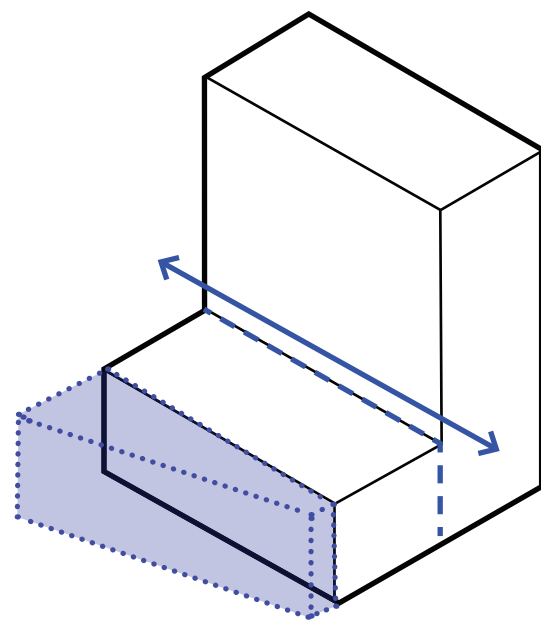
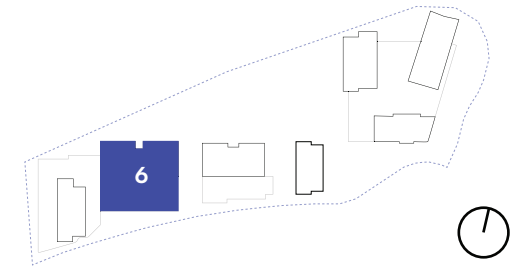
Vertical textured appearance - CD07



Brick Appearance- MA03

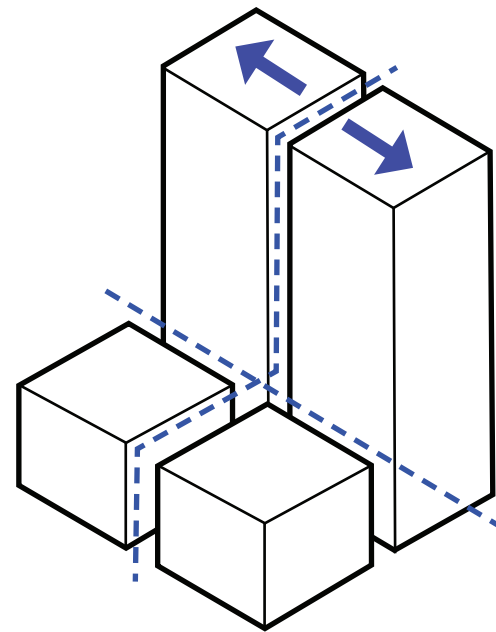


08.26 Envelope & Facade Building 06



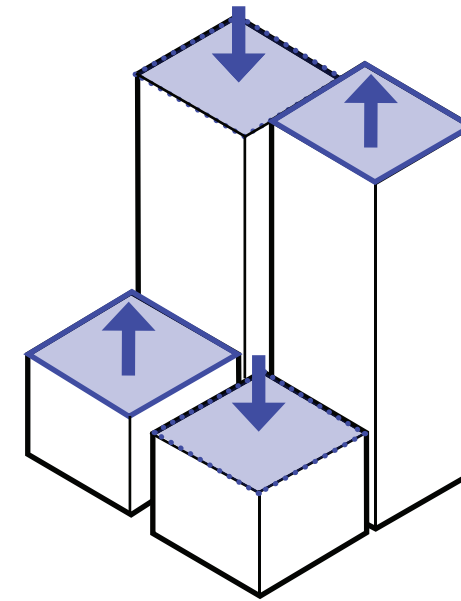
01 - Interface Relief

- Pushing the prominent edges back from Crescent Street to provide a more relaxed street interface.



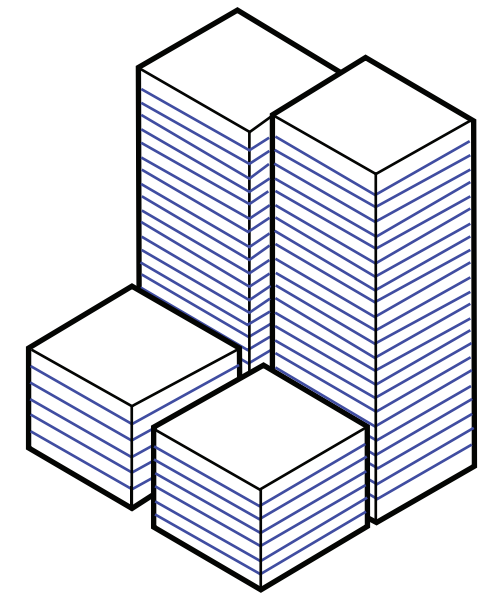
02 - Varied Building Scales

- Podium and BUILDING mass are split to create different building scales



03 - Detached Buildings

- Splitting the BUILDING massings and pulling them away from the podium mass



04 - Unified Language

- Consistent horizontal banded articulation ties all parts of the overall building together