

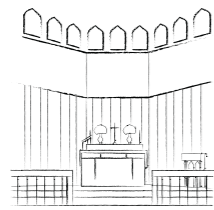
02.2

DESIGN FOR CHURCH & COMMUNITY



Legacy

Honour the legacy of St Paul's by retaining and referencing items of importance and character



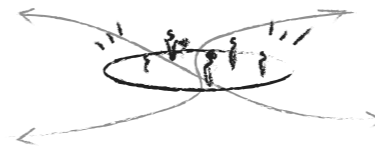
Ministry Identity

Reinforce the presence of the Ministry within the streetscape through its architecture



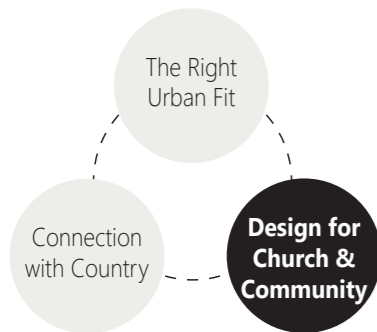
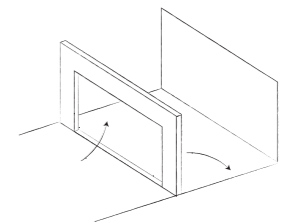
Community

Create spaces that reinforce the coming together of community and engagement with the public domain



Growth and Flexibility

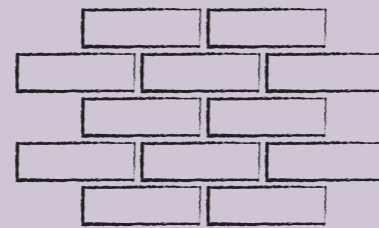
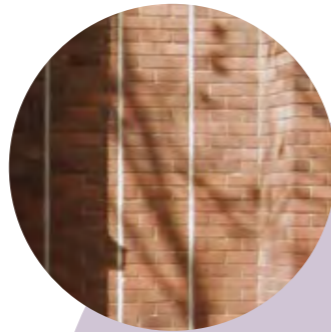
Create spaces that serve the church & community and that can be adaptively re-used / flexible



DESIGN FOR CHURCH & COMMUNITY
KEY LEGACY ITEMS OF ST PAUL'S



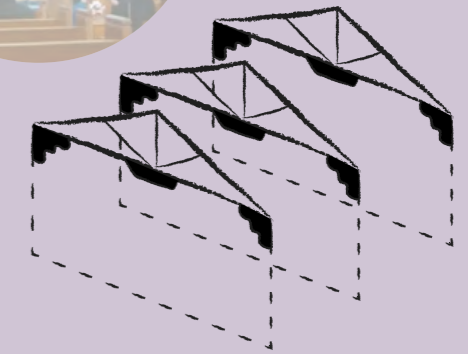
Vertical Rhythm
and Proportions



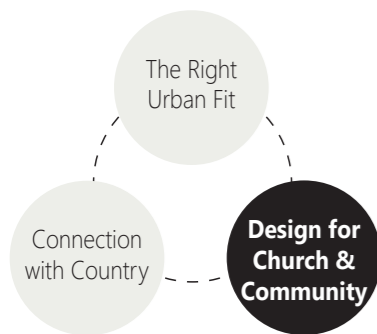
Brick
materiality



Glass Stained Windows



Prominent timber beams
and trusses



INTERIORS OPPORTUNITIES - RETENTION OF ST PAUL'S LEGACY ITEMS



Blending of Old and New



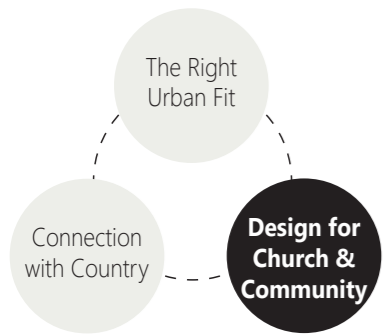
Recycling beams



Retention of stained glass windows



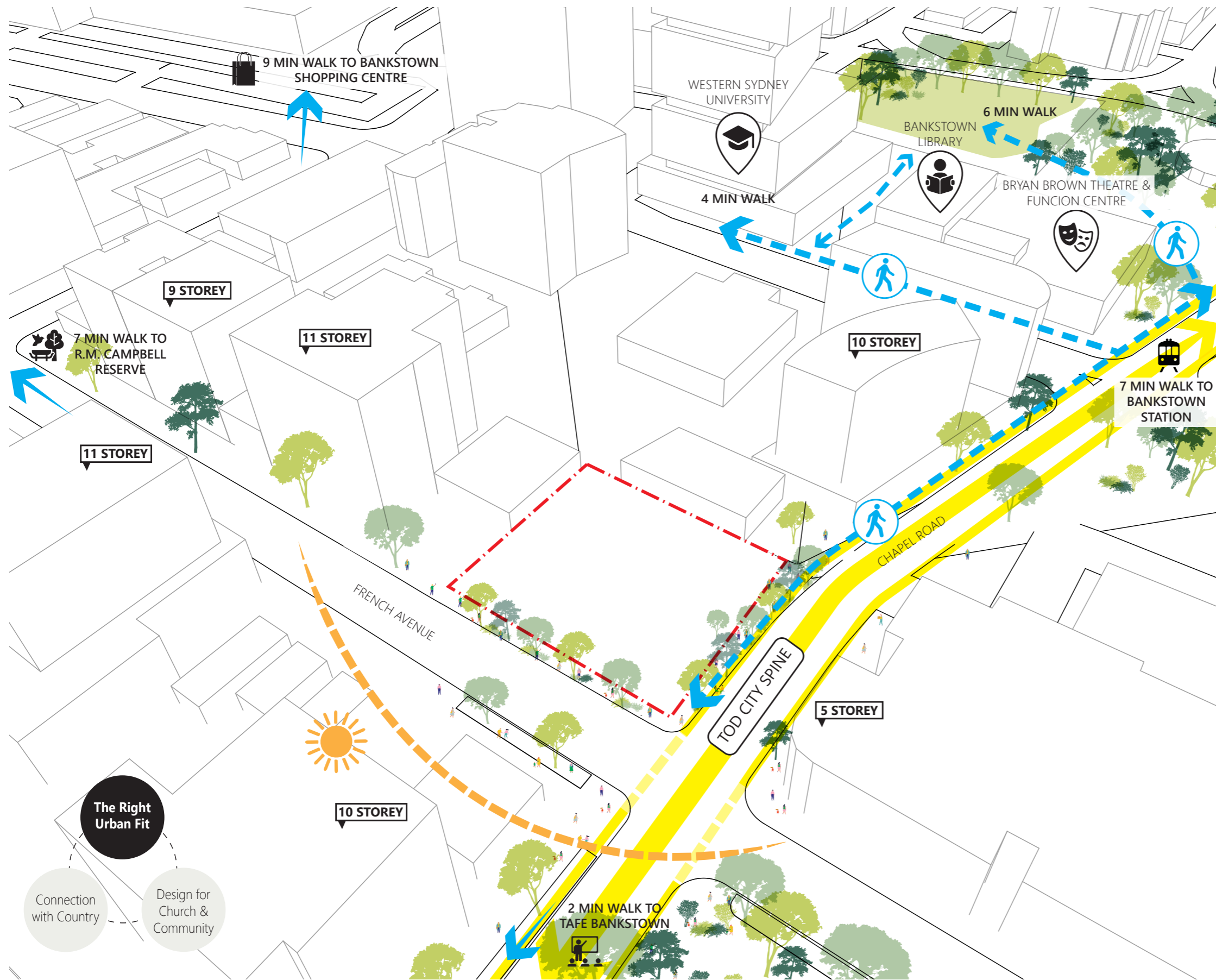
Reusing bricks



02.3

THE RIGHT URBAN FIT

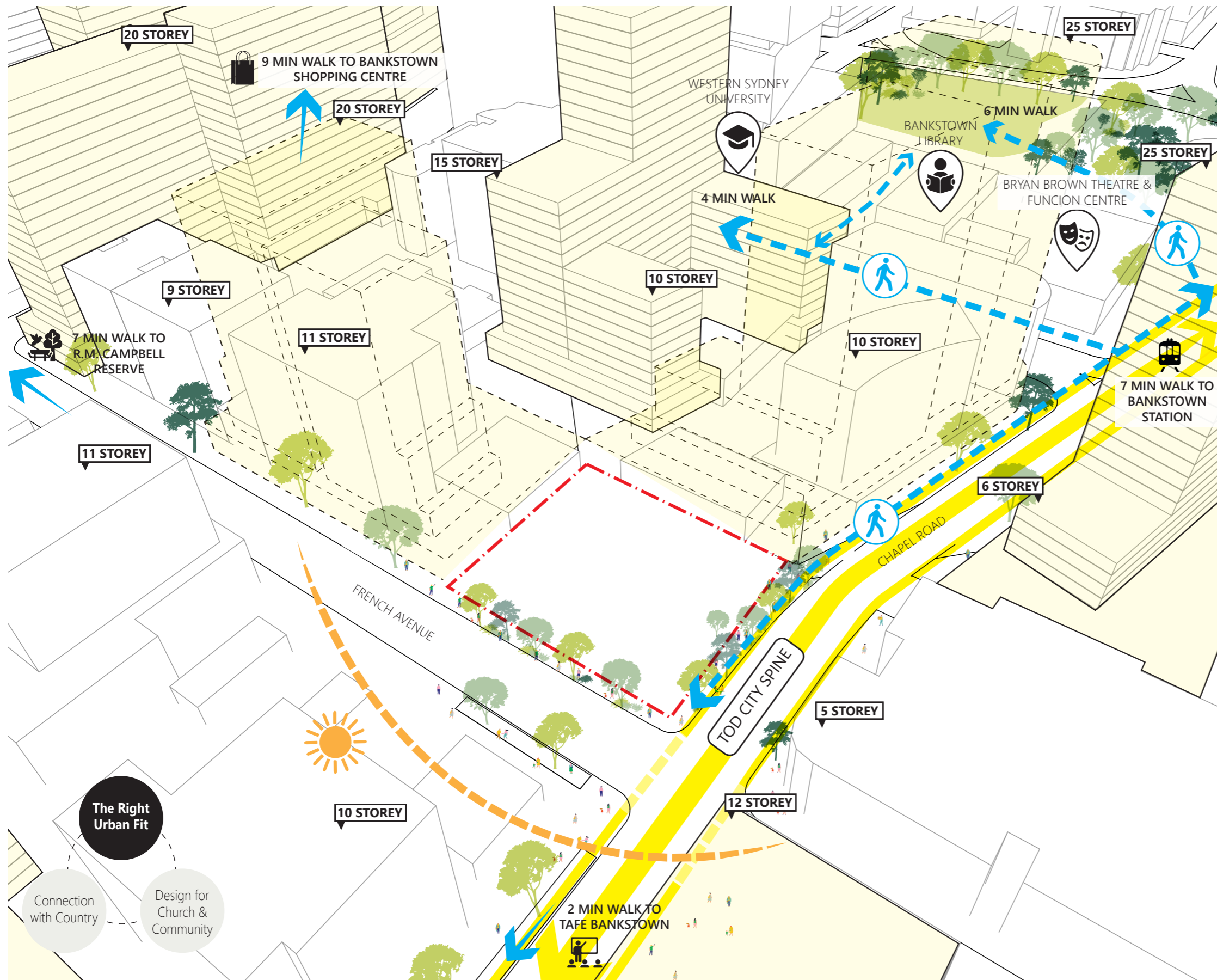
THE RIGHT URBAN FIT
 EXISTING SITE CONDITIONS



The Right Urban Fit

- Connection with Country
- Design for Church & Community

THE RIGHT URBAN FIT
 FUTURE TOD VISION



The Right Urban Fit

Connection with Country

Design for Church & Community

THE RIGHT URBAN FIT
ACTIVATION



INVITING STREET PRESENCE



PEDESTRIAN SPINE



PUBLIC PLAZA

The Right Urban Fit

Connection with Country

Design for Church & Community

THE RIGHT URBAN FIT
PODIUM



CHURCH



CHILDCARE



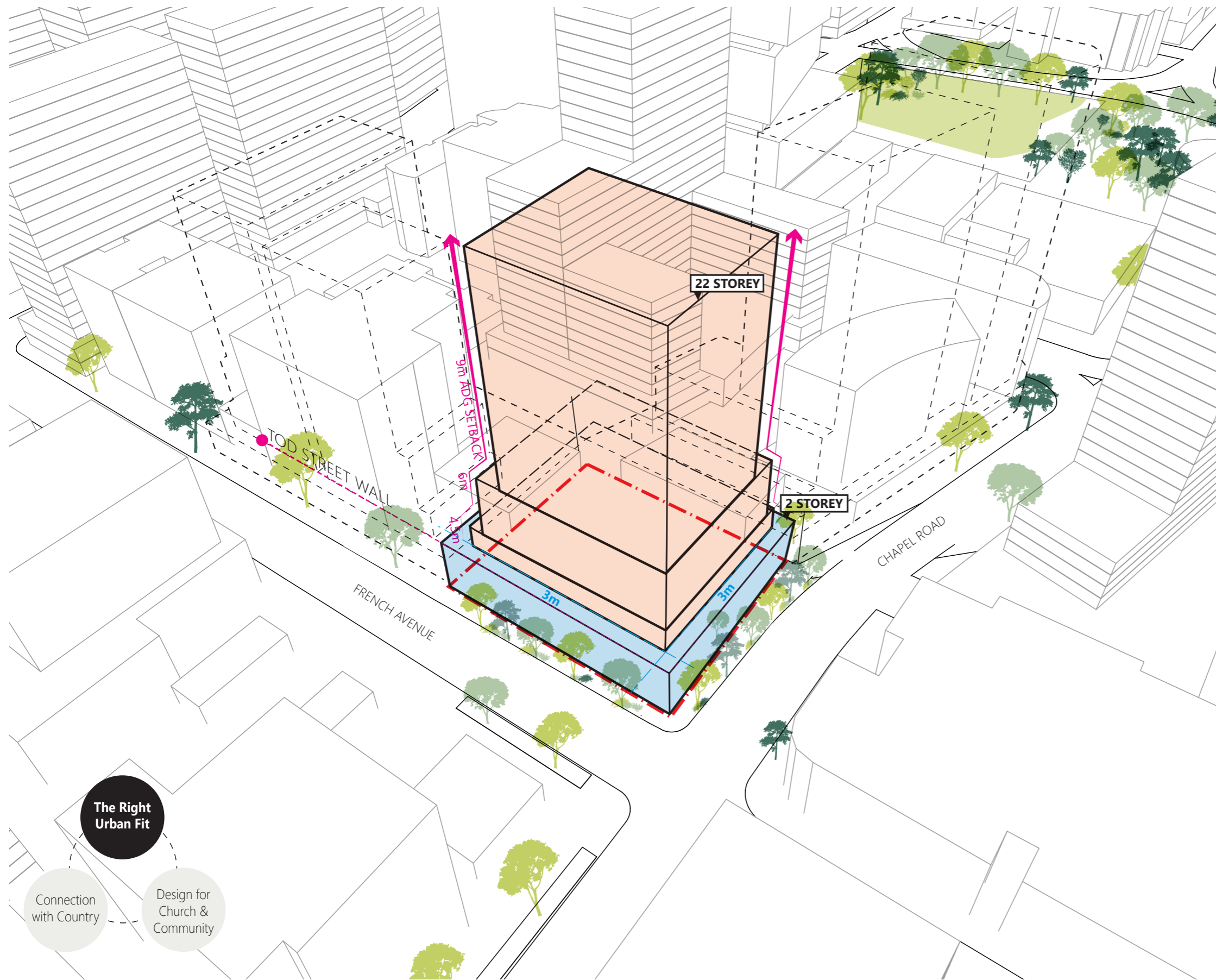
PRE/POST FUNCTION

The Right Urban Fit

Connection with Country

Design for Church & Community

SETBACKS & MASSING ENVELOPE

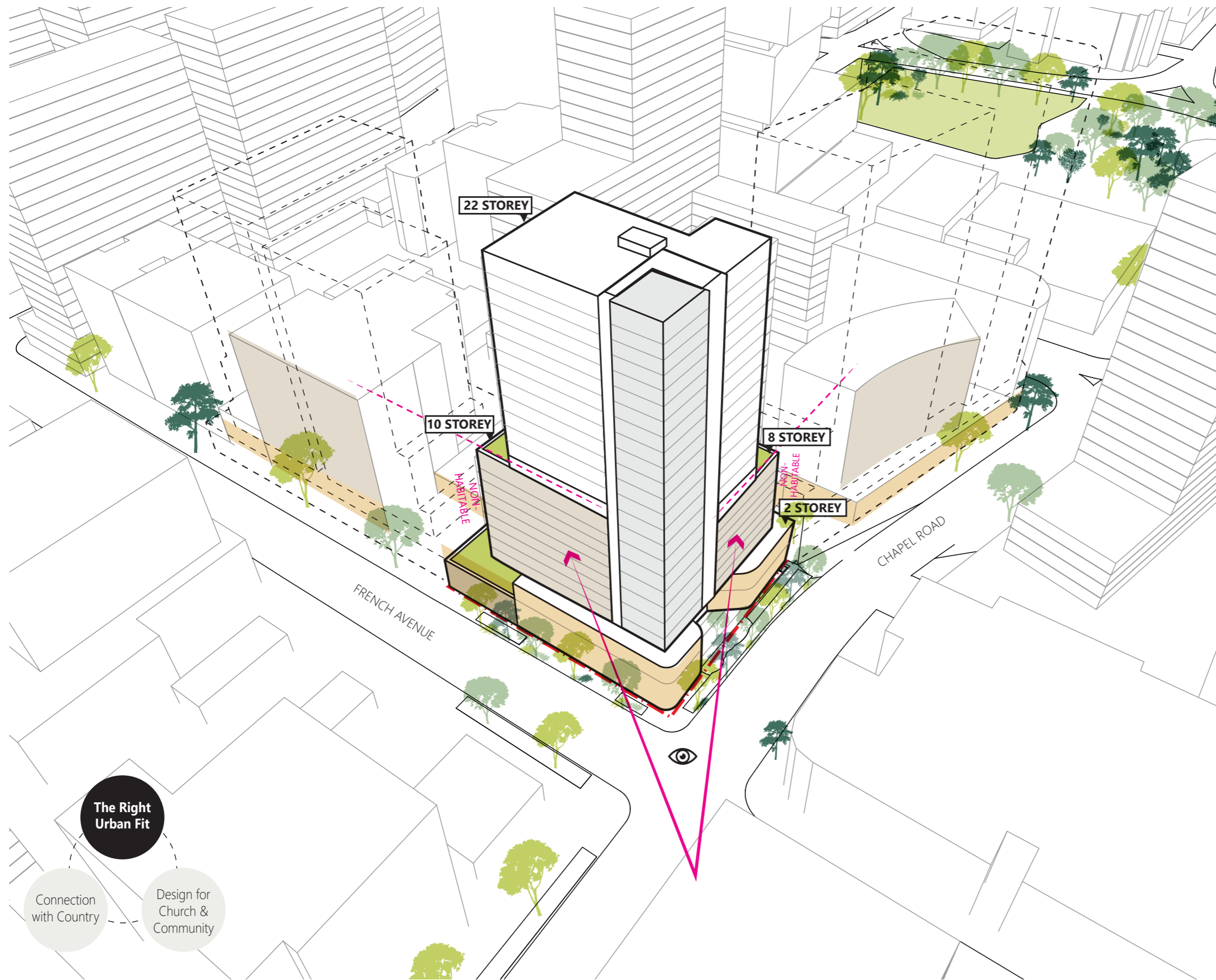


The Right Urban Fit

Connection with Country

Design for Church & Community

THE RIGHT URBAN FIT
FORM ARTICULATION

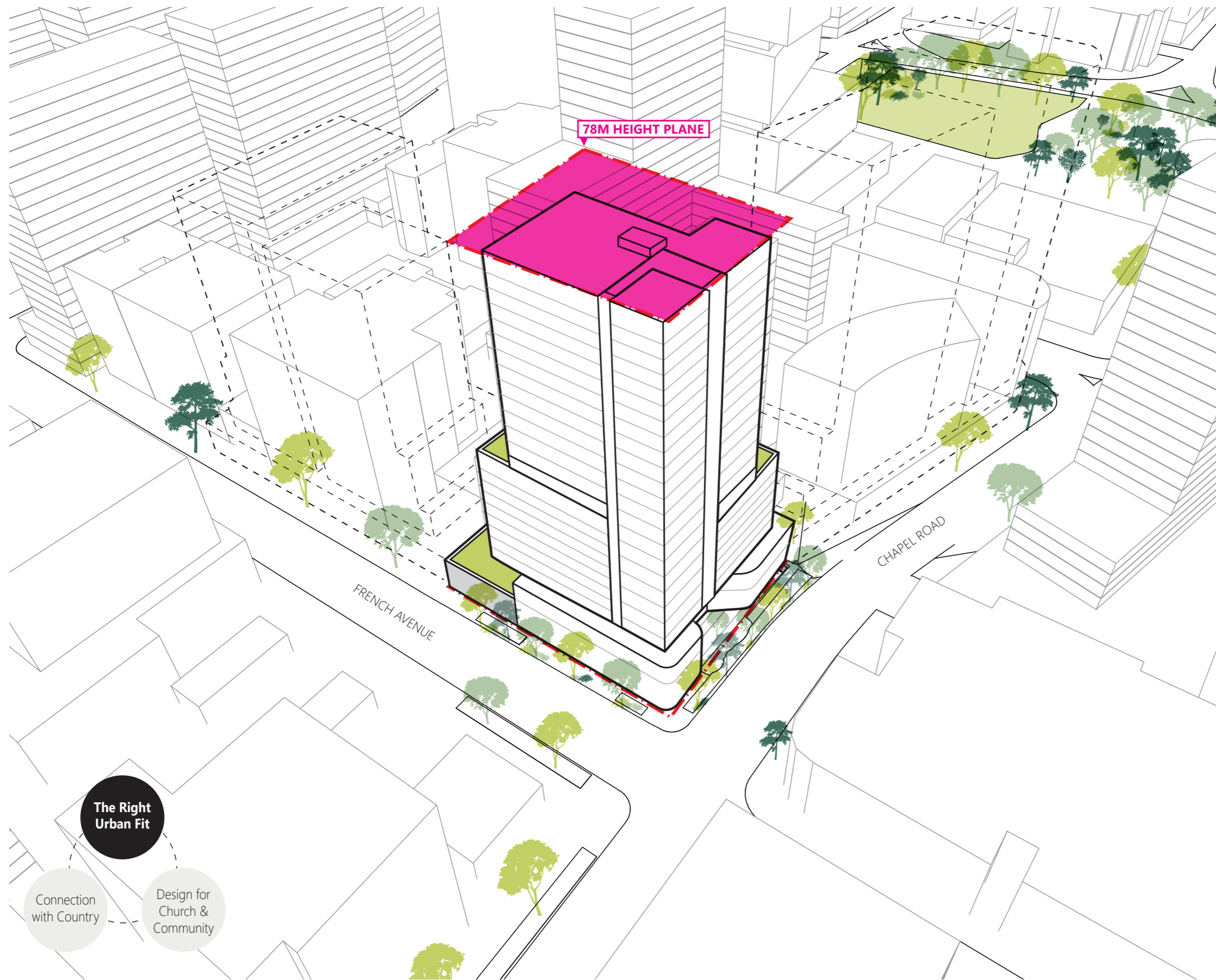


The Right Urban Fit

Connection with Country

Design for Church & Community

BUILDING HEIGHT & FUTURE CONTEXT



Planning Controls

- ✓ 78m Maximum Height
- ✓ 6.7:1 Maximum FSR
- ✓ 0m Street setback
- ✓ 2 storey street wall
- ✓ 3m Upper Storey setback
- ✓ ADG Setbacks to side / rear boundaries
- ✓ Mixed Employment + Resi Use
- ✓ Active Frontages
- ✓ Min. 60% Street Tree Canopy to French Ave
- ✓ Min. 40% Street Tree Canopy to Chapel Rd
- ✓ Min. 50% Site Area Green Cover

The Right Urban Fit

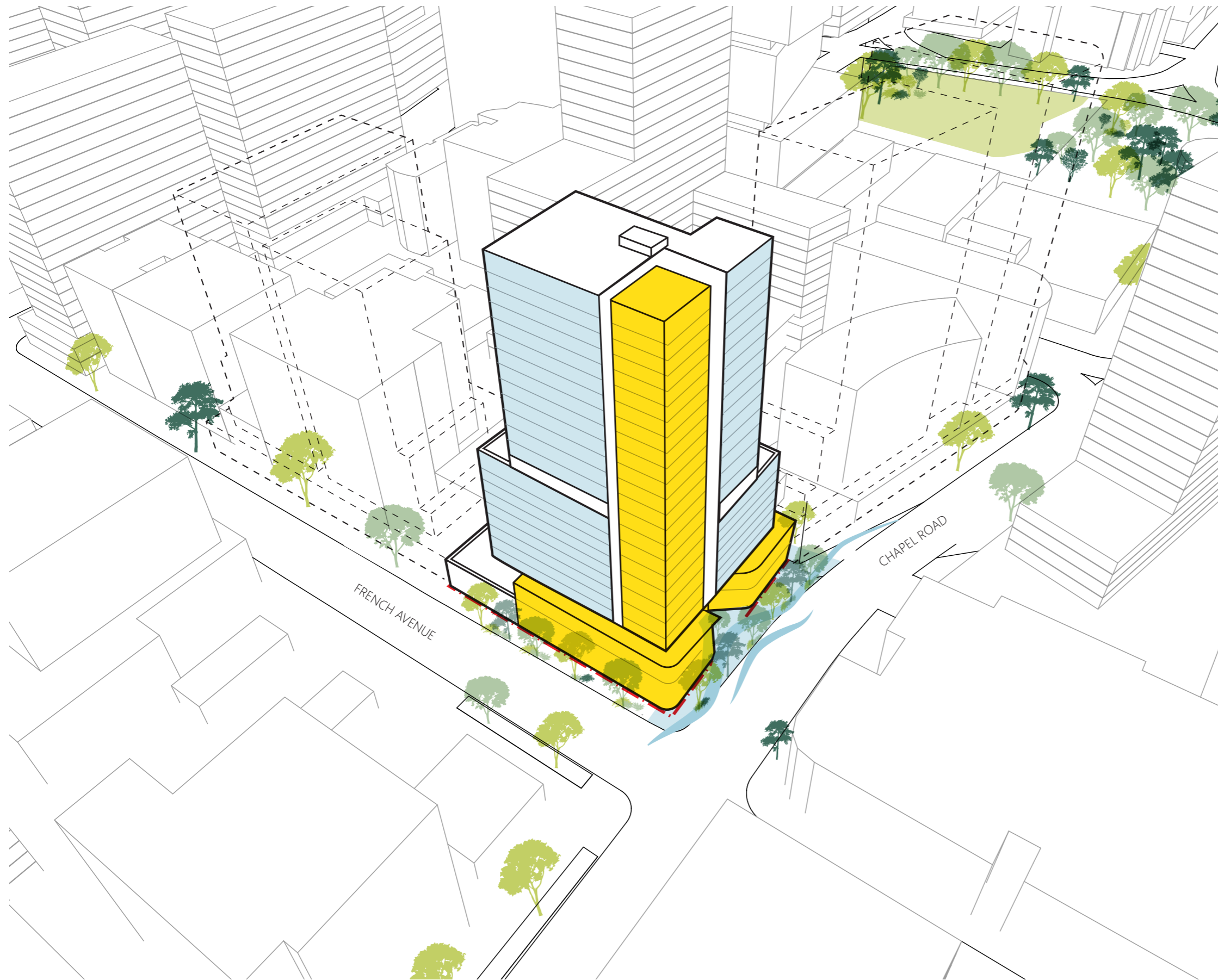
Connection with Country



Design for Church & Community

03

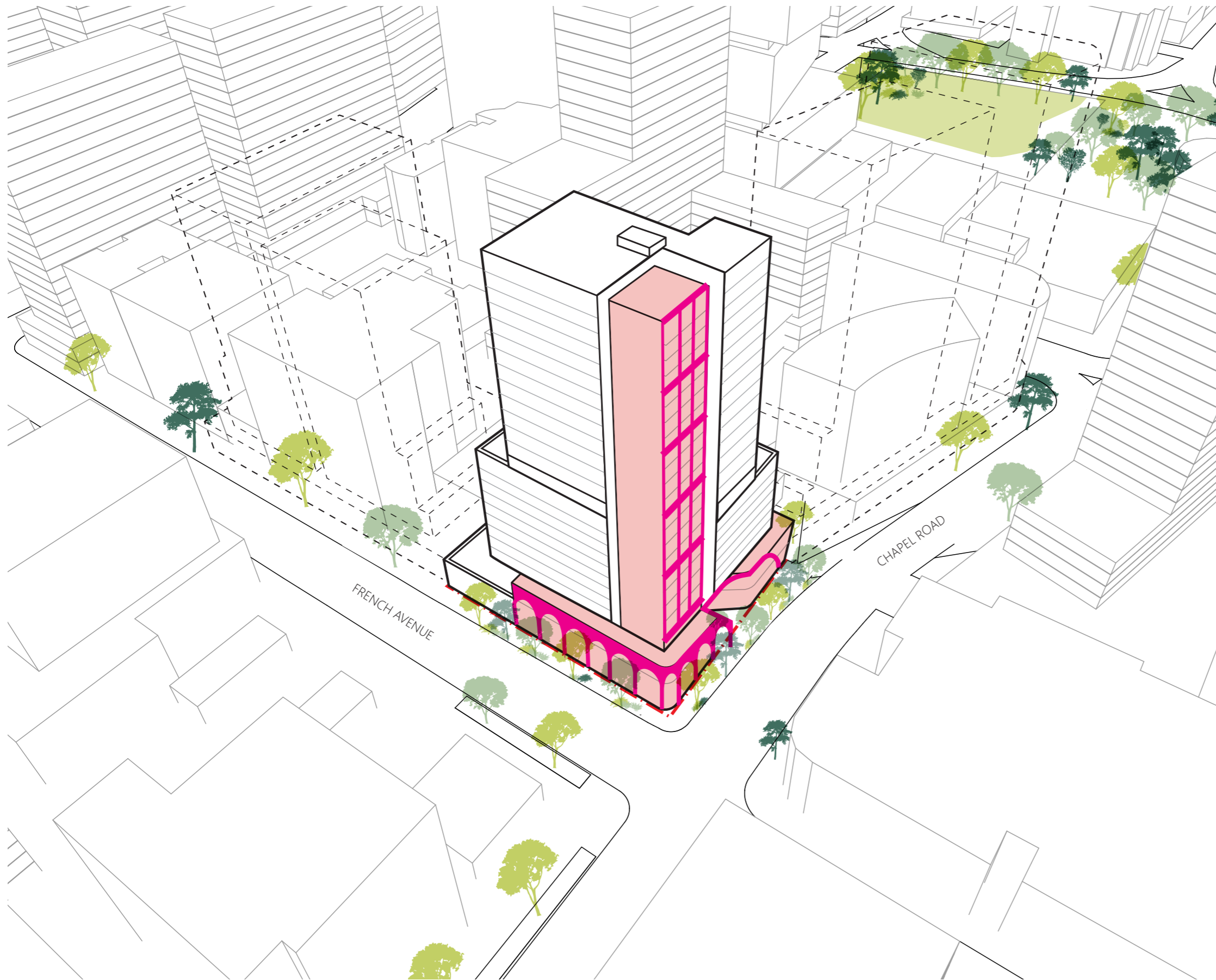
DESIGN OUTCOME

DESIGN OUTCOME
OVERALL



-  DESIGN FOR CHURCH & COMMUNITY
-  DESIGN WITH COUNTRY

DESIGN OUTCOME
CHURCH & COMMUNITY



DESIGN OUTCOME
COUNTRY



TOWER HIGH SCALE - TURPENTINE IRONBARK FOREST



TOWER LOW SCALE - SHALE SANDSTONE FOREST



PODIUM - COASTAL MARSHES

DESIGN OUTCOME
YIELD SUMMARY



YIELD SUMMARY

TOTAL GFA	13,310 m ²
TOTAL FSR	6.08 :1
RESIDENTIAL GFA	11,133 m ²
NO. OF UNITS	186 UNITS
STUDIO	41 (22.2%)
1 BED	144 (77.4%)
4 BED	1 (0.5%)
NO. CAR PROVIDED	50
NO. OF BASEMENT	1

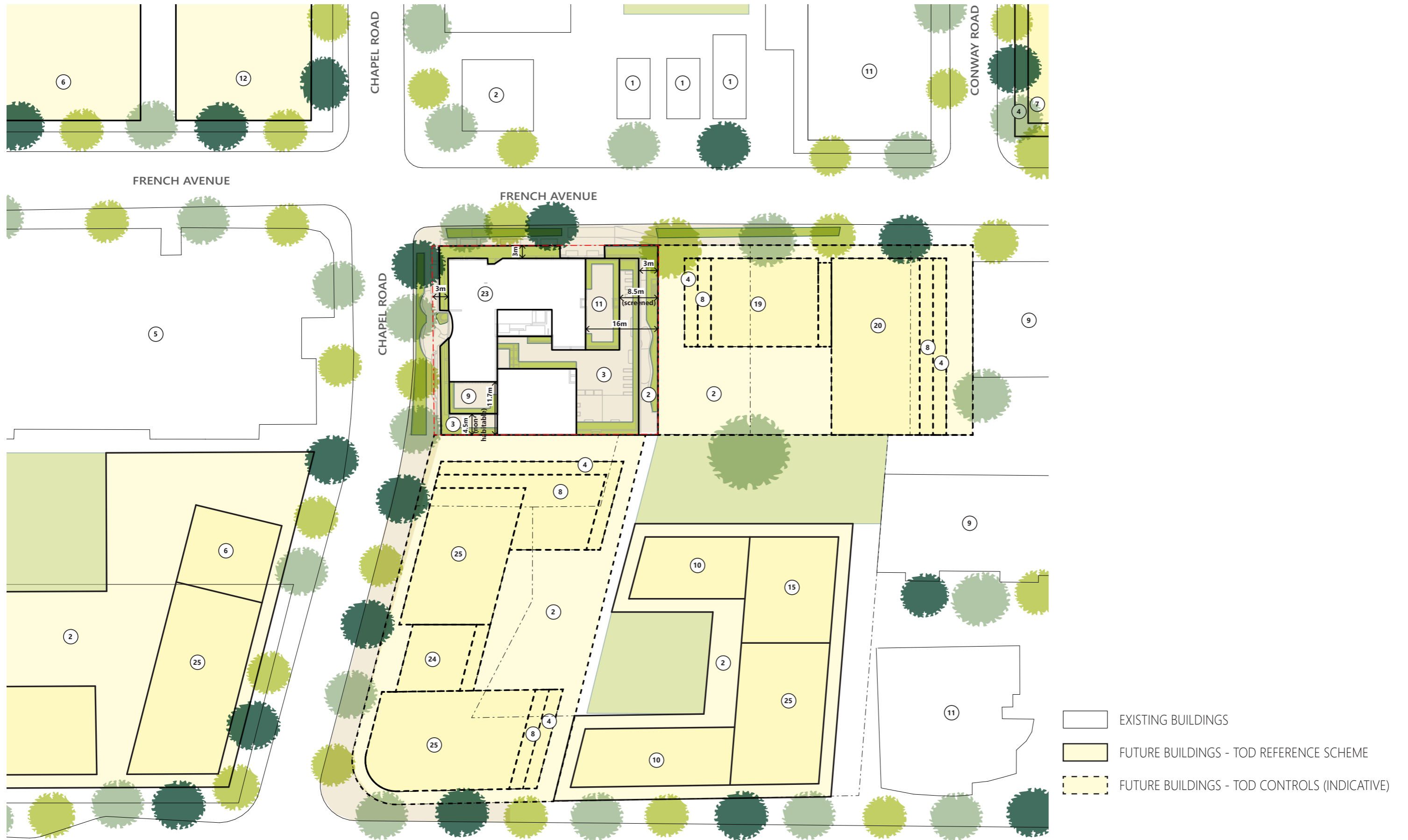
COMPLIANCE

SOLAR ACCESS 2H	89.2%	✓
SOLAR ACCESS 0H	10.8%	✓
CROSS VENTILATION	61.1%	✓
DEEP SOIL	0%	
GREEN COVER	61%	✓
COMMUNAL OUTDOOR	26.3%	✓
	(52.6% 2H SOLAR)	✓

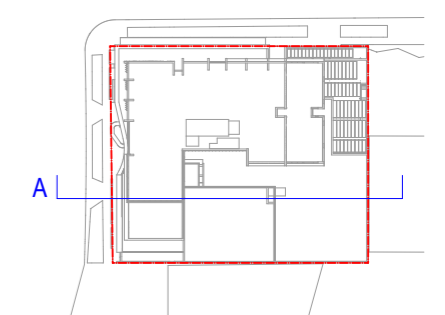
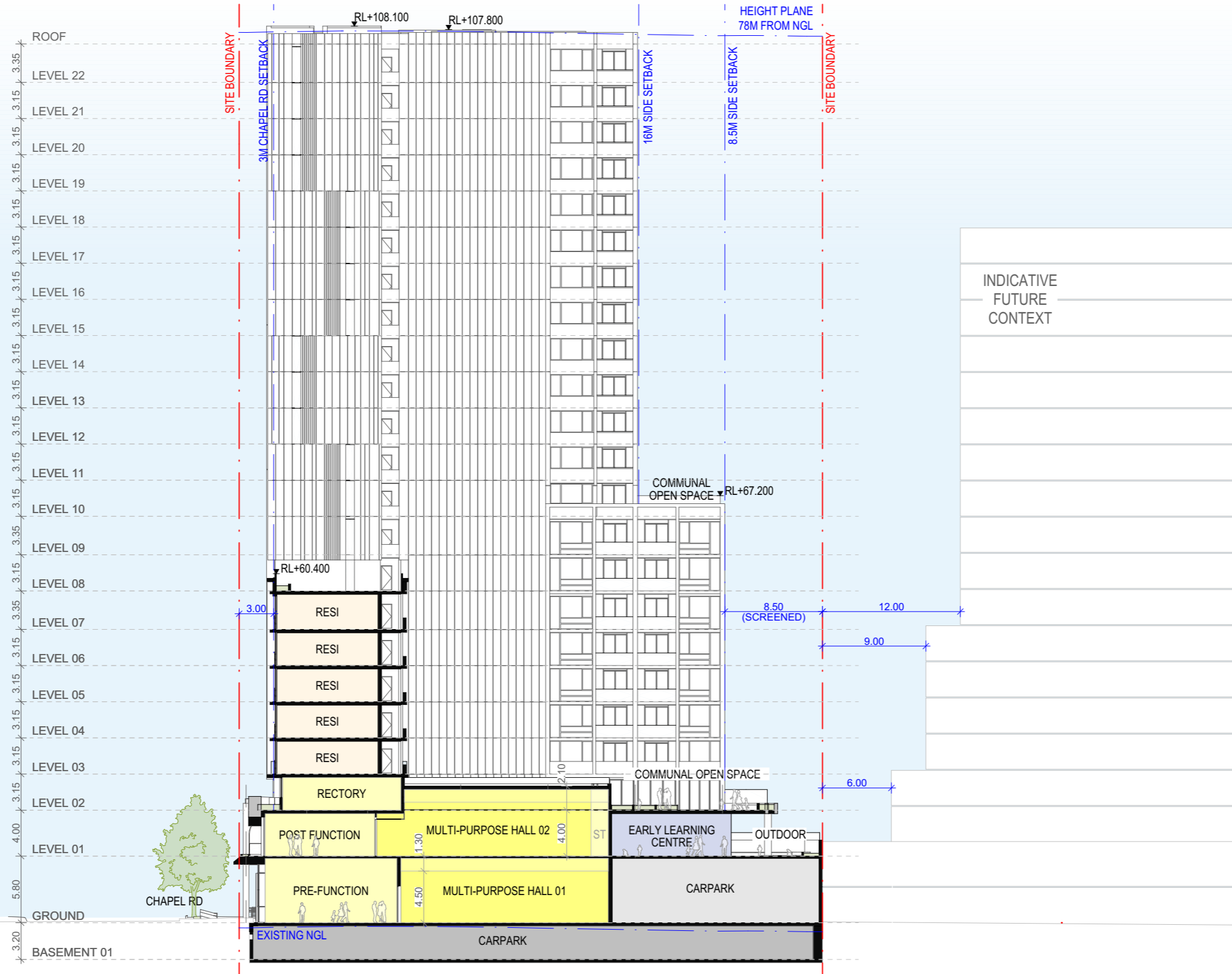
SITE PLAN - EXISTIGN CONTEXT



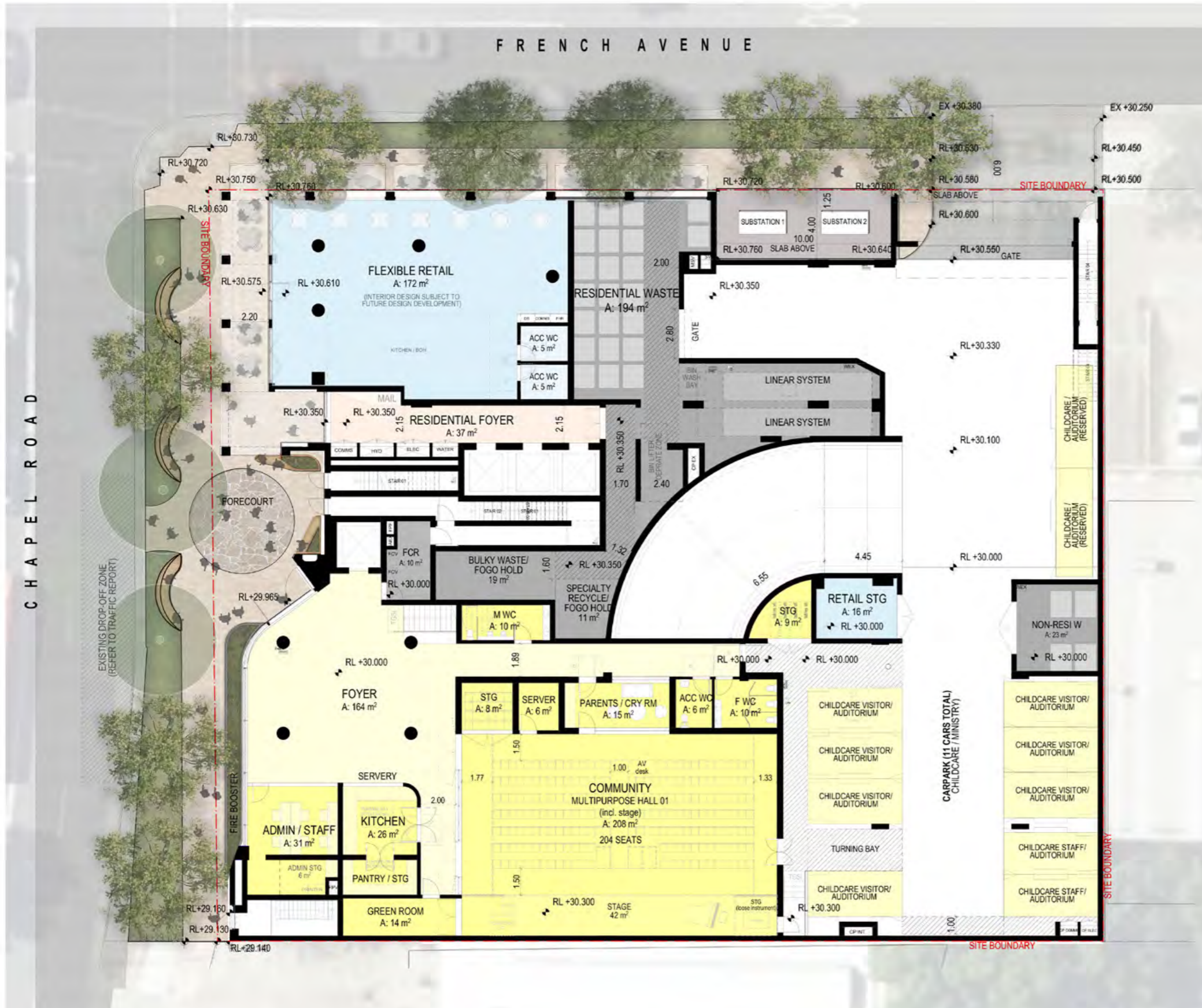
SITE PLAN - FUTURE CONTEXT



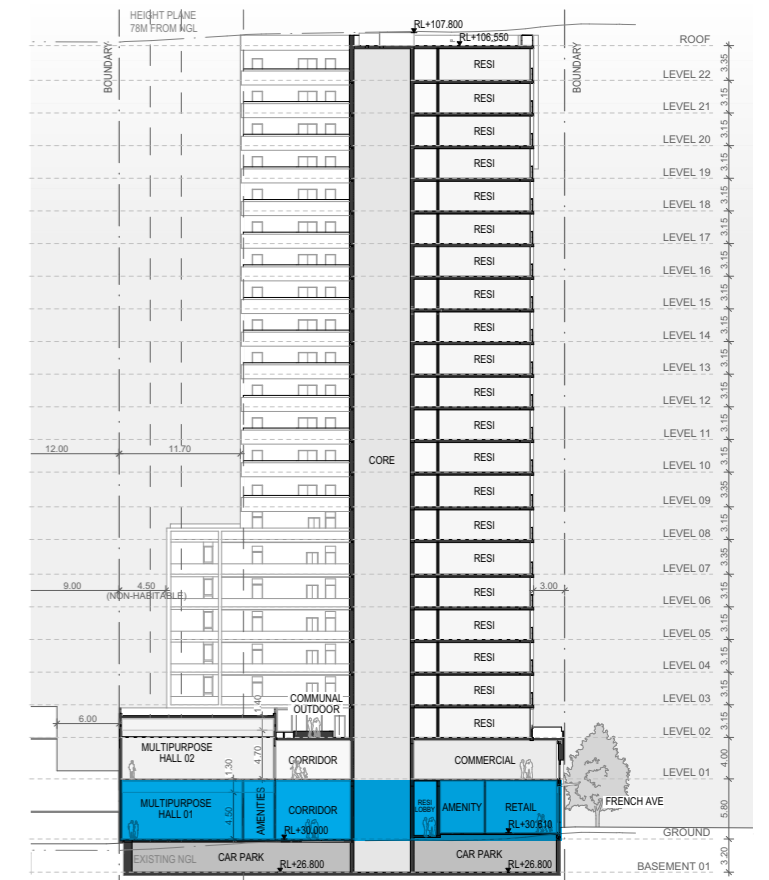
DESIGN OUTCOME
SECTION A



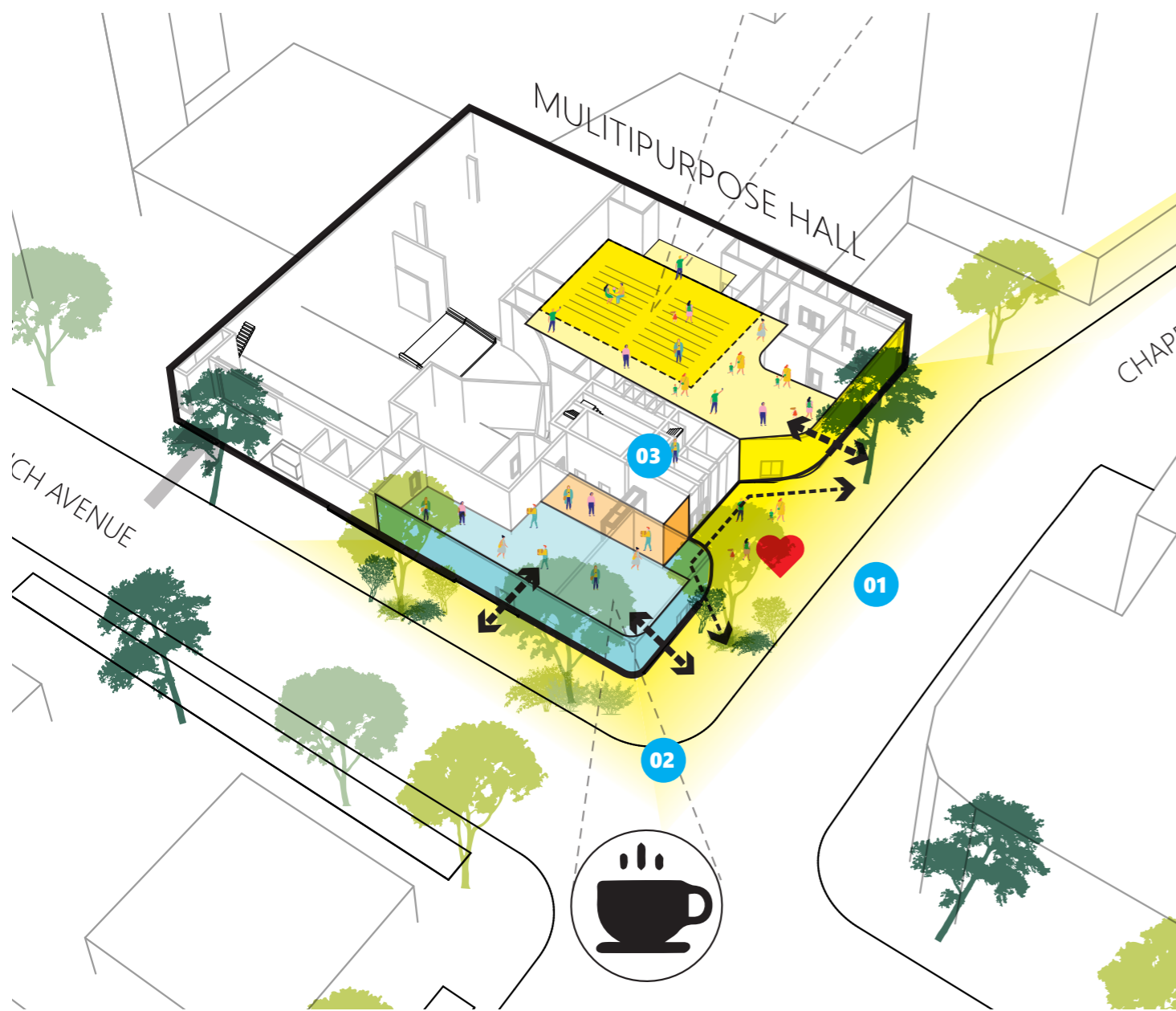
DESIGN OUTCOME
GROUND FLOOR PLAN



LEGEND

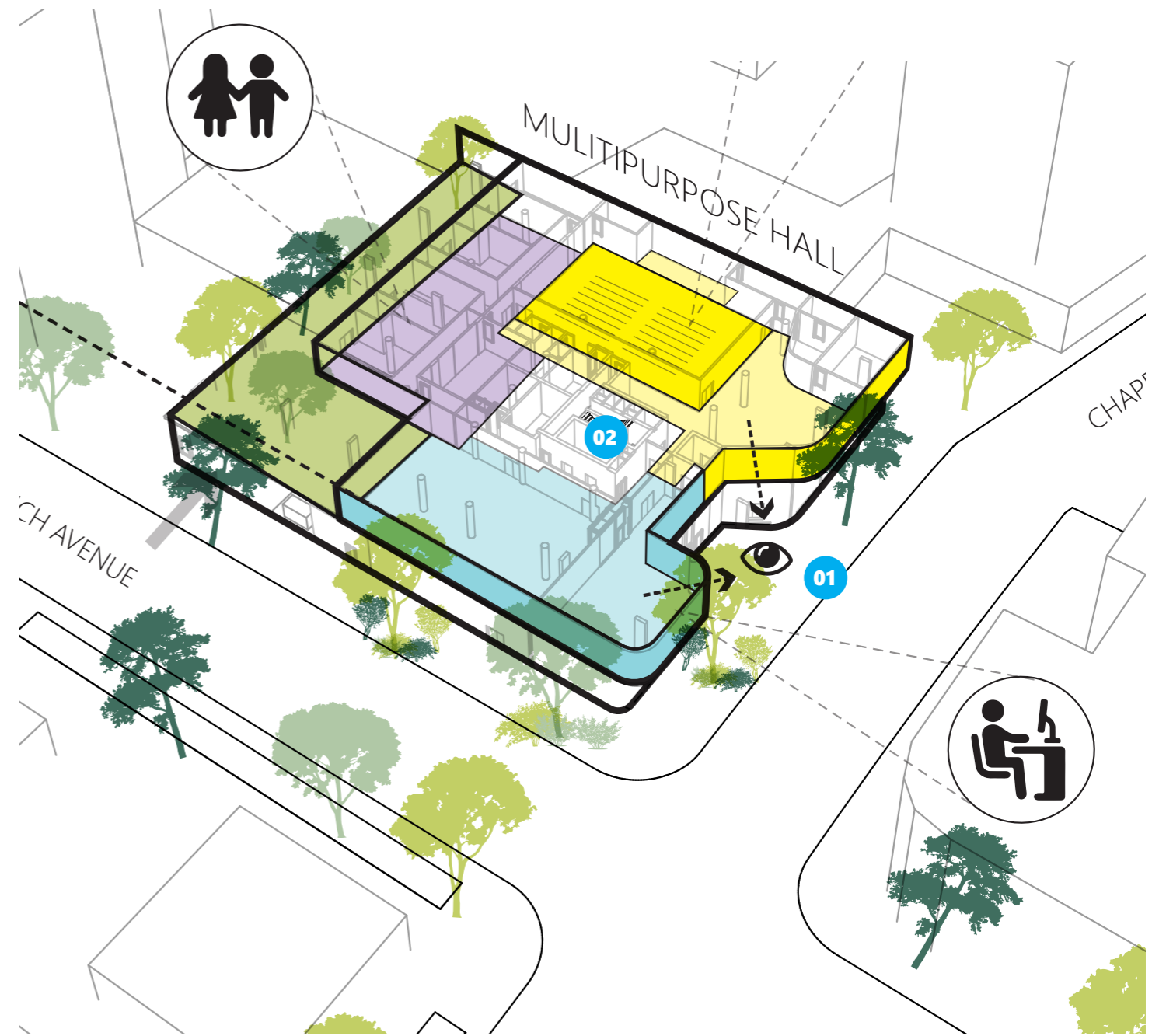


DESIGN OUTCOME
GROUND & PODIUM PROGRAMS



GROUND FLOOR

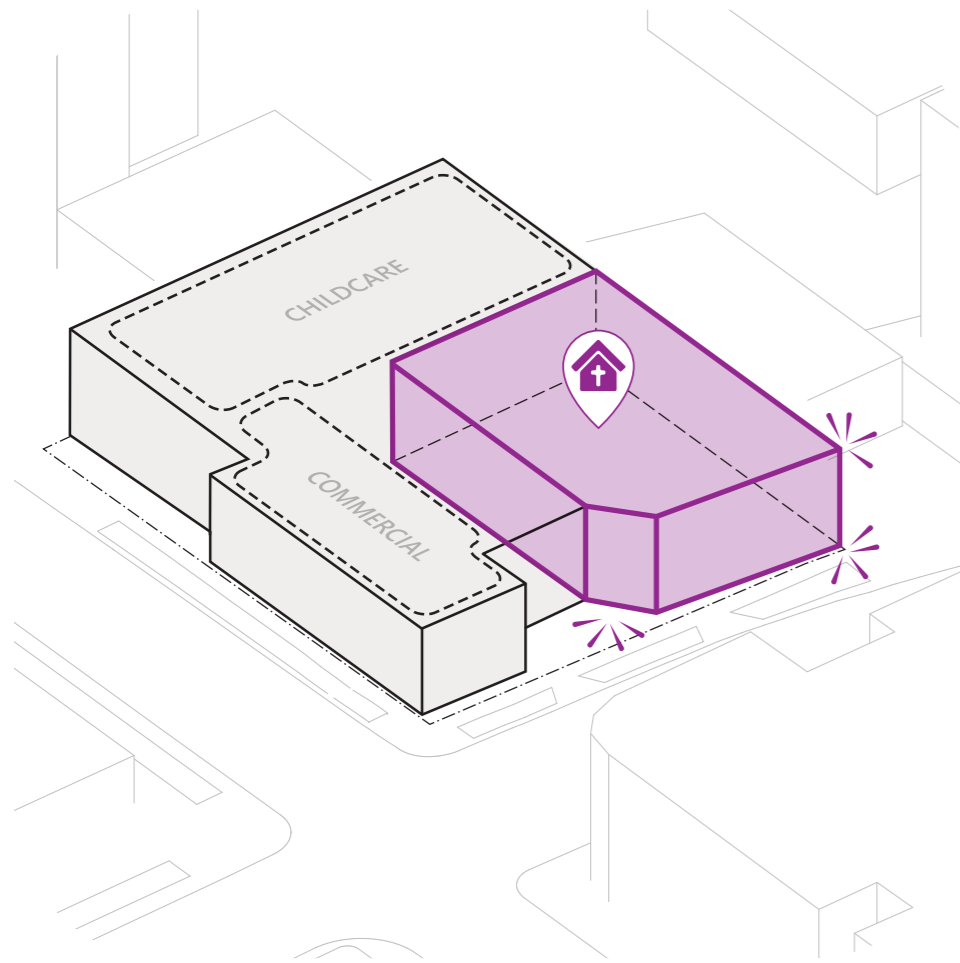
- 01 ACTIVATE CHAPEL RD
- 02 ACTIVATE CORNER
- 03 ACCESS & FLOW



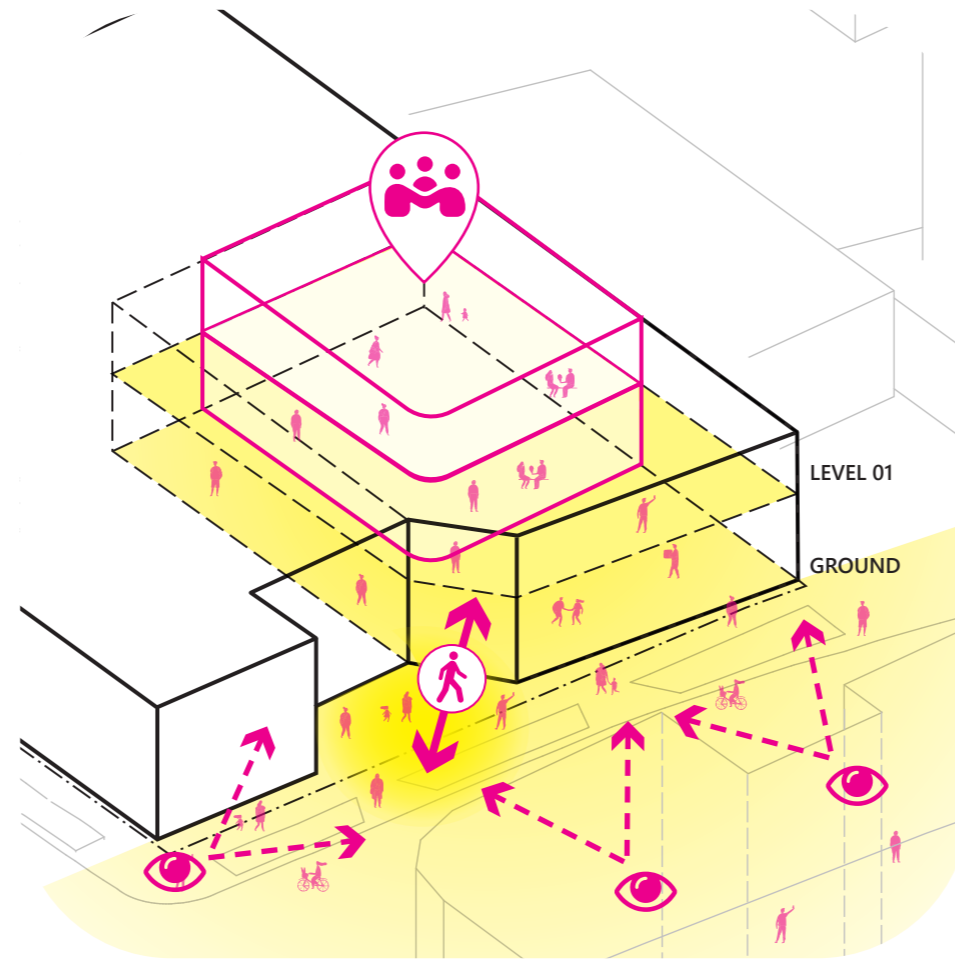
LEVEL 01

- 01 VIEW AMENITIES
- 02 INTEGRATED SPACES

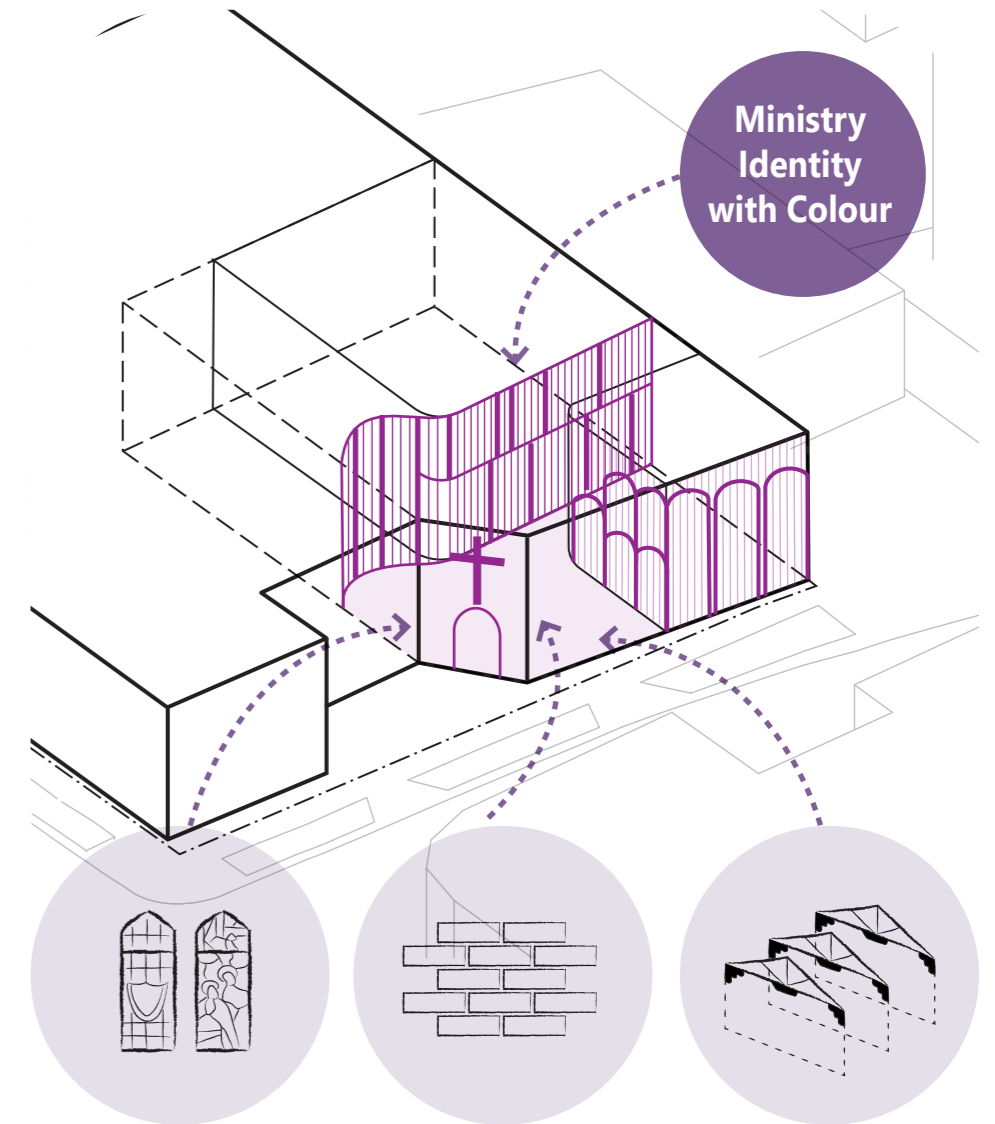
Emphasise Ministry Identity in the Podium



Engage with Community

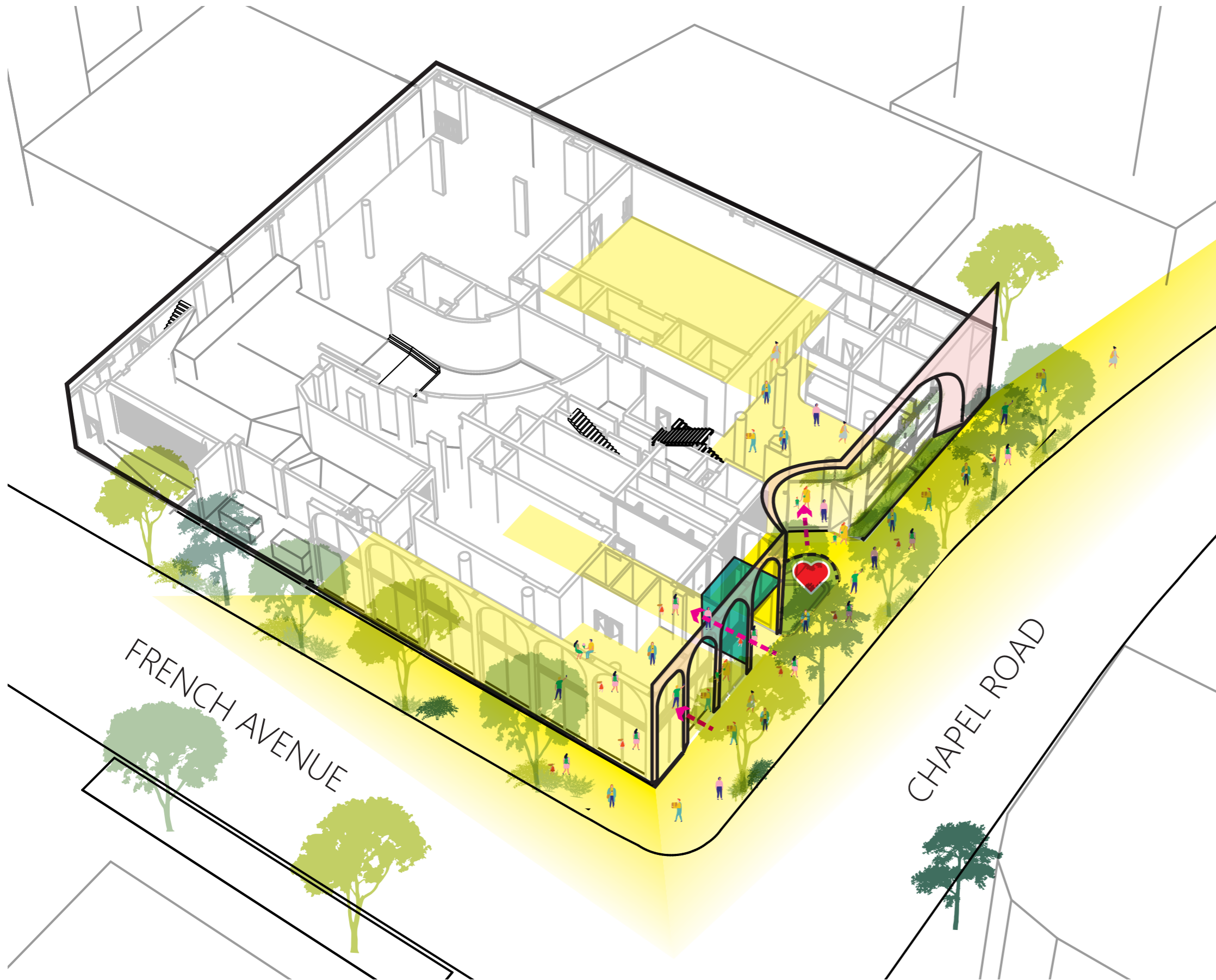


Ministry Identity in the Interiors



Explore retention of existing items in St Paul's

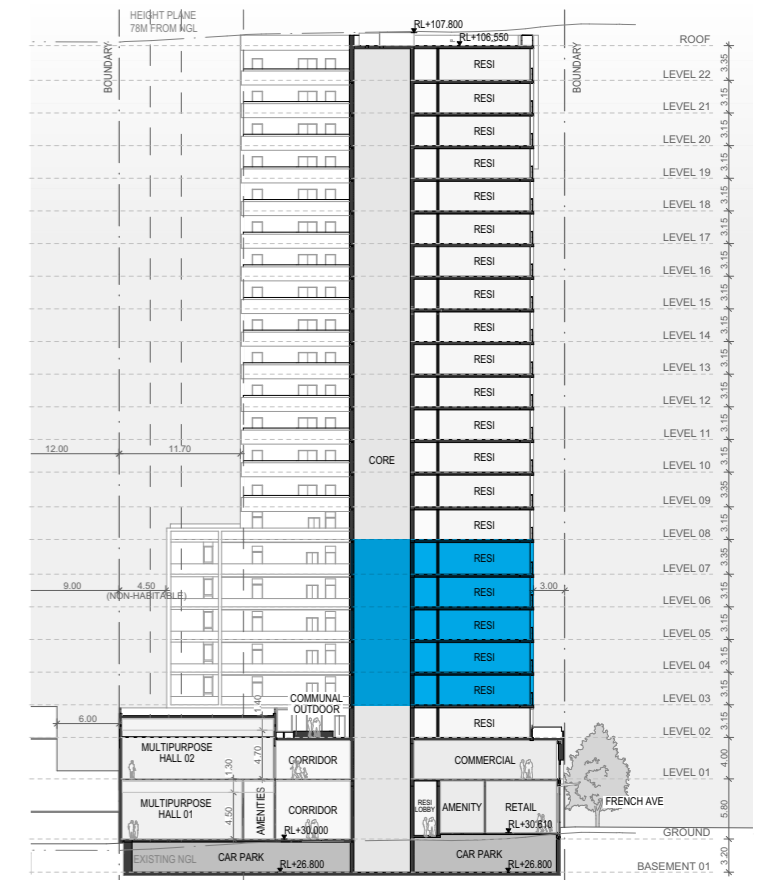
DESIGN OUTCOME
GROUND PLANE ACTIVATION



DESIGN OUTCOME
LEVELS 03-07



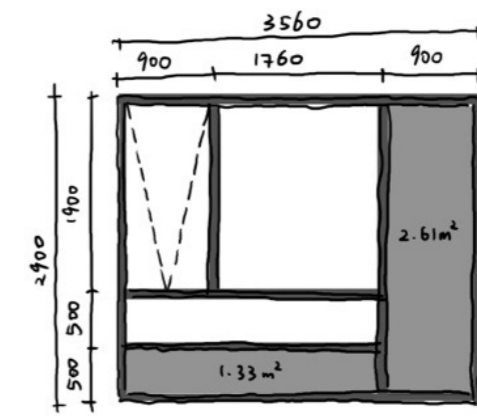
LEGEND



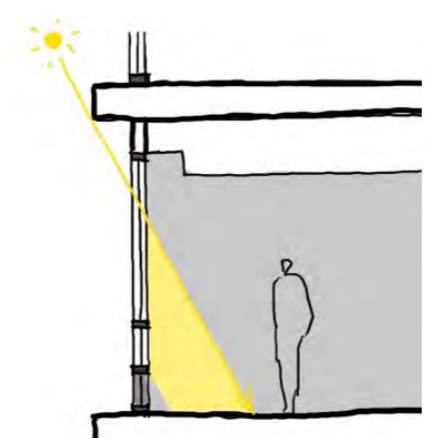
04

PROPOSED SCHEME

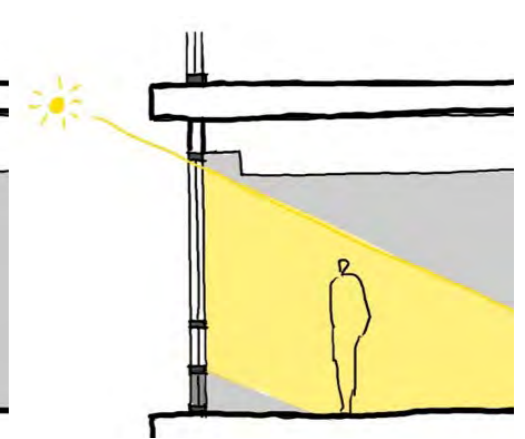




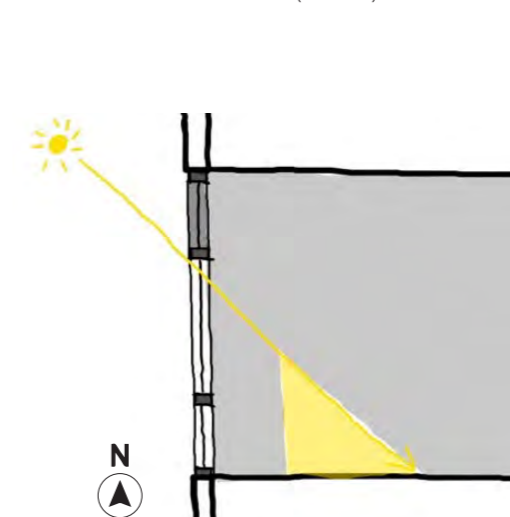
WINDOW SUITE ELEVATION



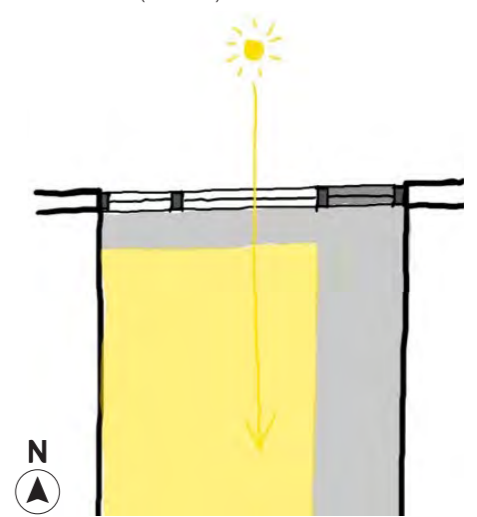
SUMMER SUN (section)



WINTER SUN (section)



WEST SUN (plan)



NORTH SUN (plan)



DESIGN OUTCOME
STREET CORNER



DESIGN OUTCOME
FORECOURT OVERVIEW



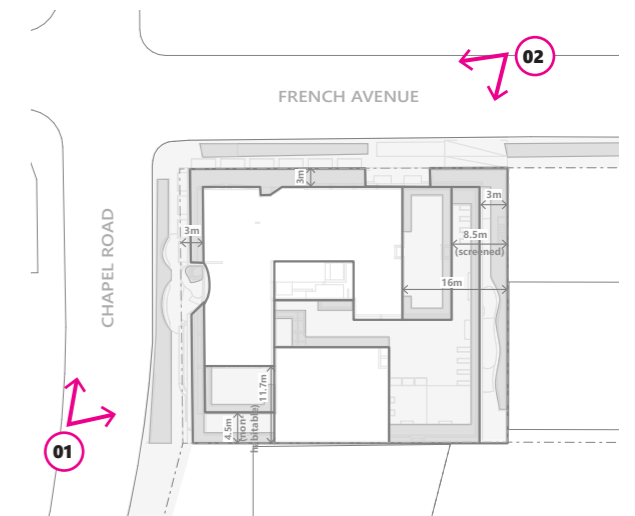
DESIGN OUTCOME
STREET VIEWS



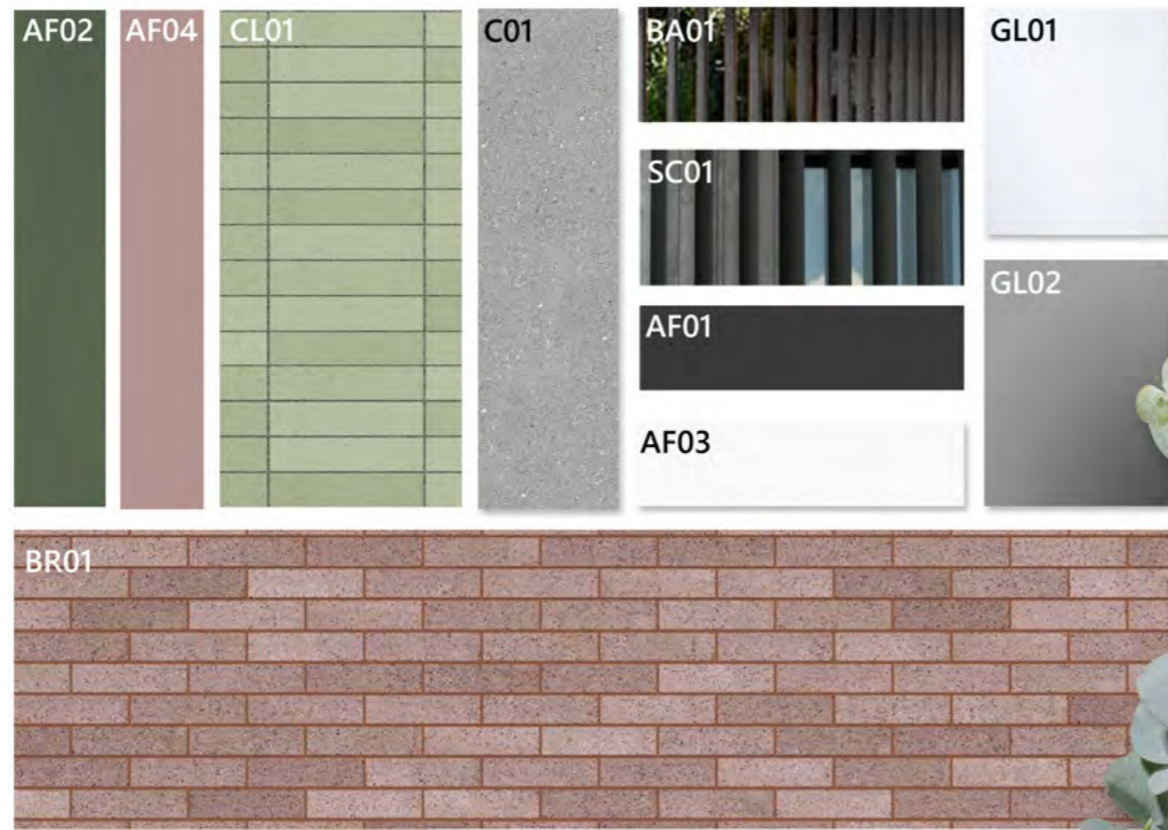
VIEW 01 - FROM CHAPEL ROAD



VIEW 02 - FROM FRENCH AVENUE



FACADE MATERIAL BOARD



FINISH LEGEND

- BR01 BRICK LOOK
- CL01 CLADDING - GREEN
- GL01 GLAZING
- AF01 APPLIED FINISH - GREY
- AF02 APPLIED FINISH - GREEN
- AF03 APPLIED FINISH - WHITE
- C01 CONCRETE LOOK - CLADDING/NATURAL FINISH
- BA01 BALUSTRADE - DARK GREY
- SC01 SCREEN - TO MATCH PC02