

3.2 urban design principles park interface

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TOWN CENTRE PROJECT

The new development seeks to enhance the interaction between the reserve and the centre.

A new public space, the 'market square', as well as the 'boardwalk' allow for a greater interaction with the reserve.

The market square is beneath Building 2 which is raised 8 metres above ground level to create a partially covered public space. This space will be hard landscaped and will be lined on the eastern and southern faces with retail.

The boardwalk along the reserve edge is set back from the boundary to allow for a greater sense of space. This will encourage people to walk along the retail which faces the reserve. The intention is to create an 'eat street' all along the park edge. This will help activate the park and create a safer environment with passive surveillance.



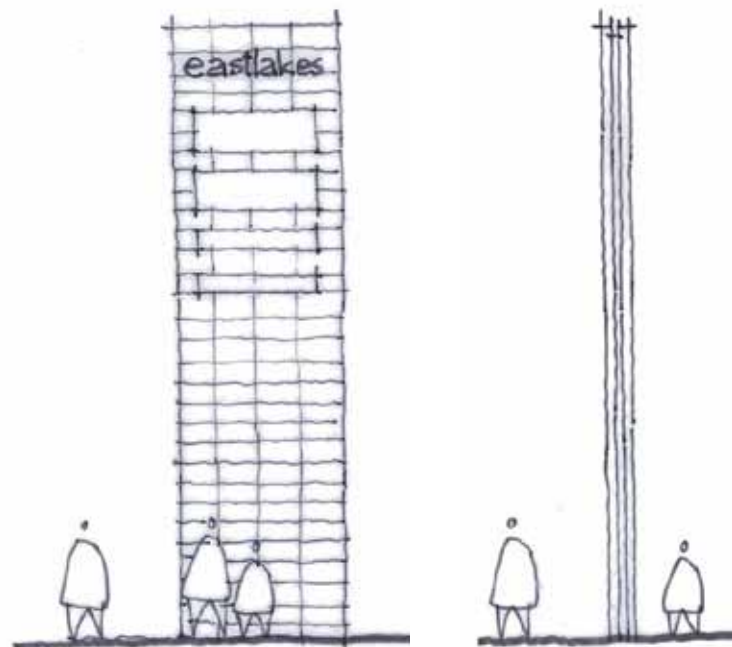
view along park edge

legend

interaction with the park

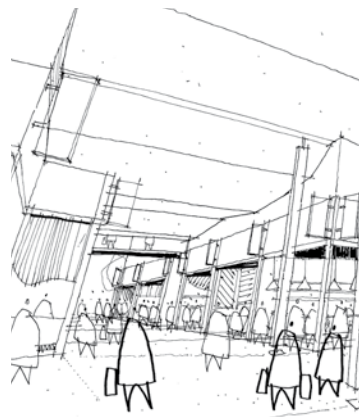


3.3 urban design principles centre signage



pylon signage concept

The pylon sign will use the same finish as the blade walls. The centre and retail signage will be inset with the pylon.



Under awning blade signs will be used both internally and externally for the specialty retailers.

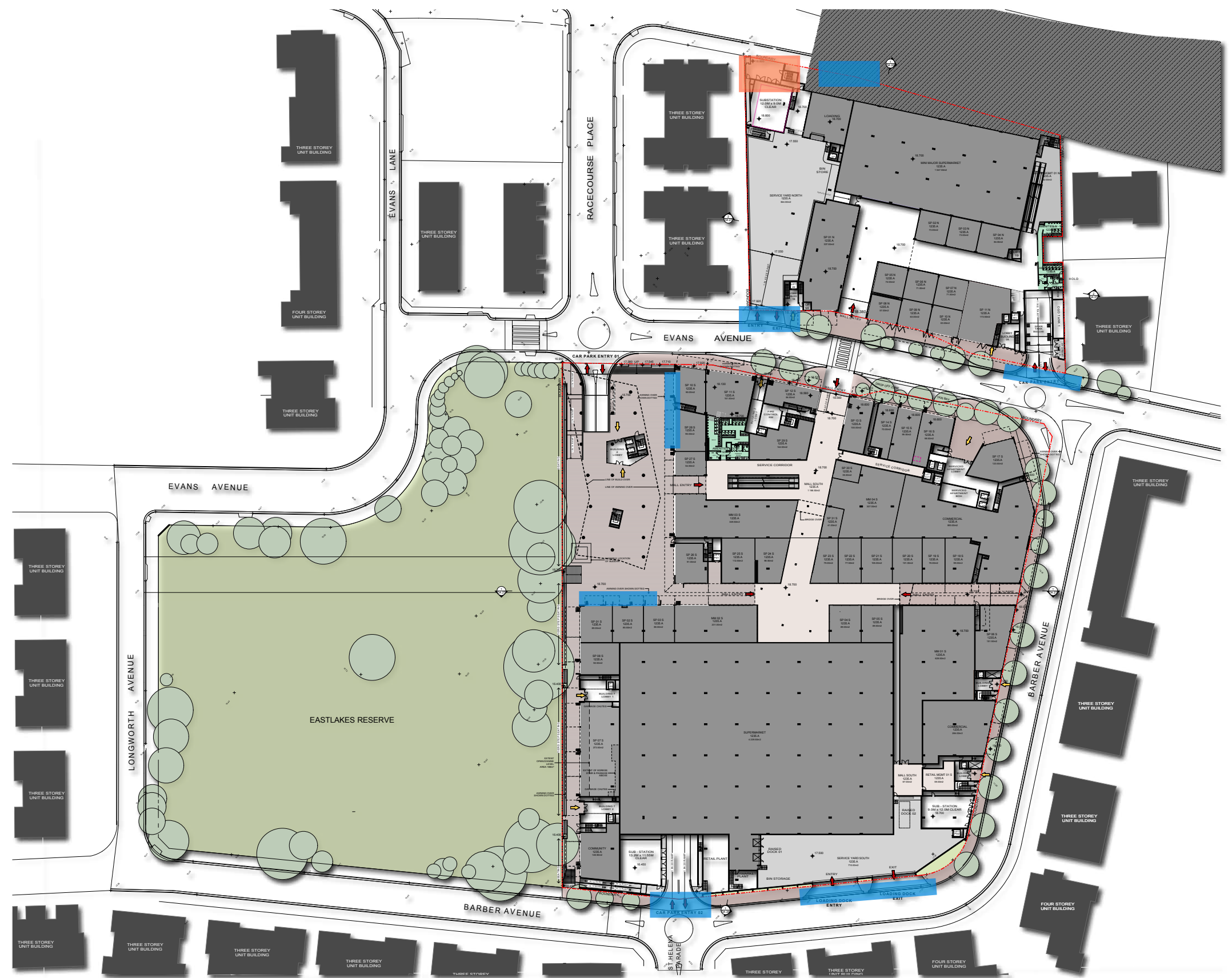
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pylon signage zone



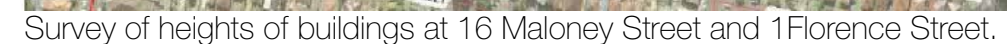
centre signage zone



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The tallest buildings of the development are on Gardeners Road and along the park edge. Height at these two points allows views over the park, views to the city and views over the Australian Golf Course without any significant overshadowing of the surrounding buildings.



Eastlakes Reserve elevation (park elevation)



3.5 urban design proposal separation

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Habitable/ balconies

this refers to the distance between a habitable room or balcony to another habitable room or balcony.

Habitable/non habitable

this refers to the distance between a habitable room to a wall with no windows or openings

Non habitable/non habitable

this refers to the distance between two walls with no windows or openings

legend

habitable / balconies

1-4 Storeys MIN 12m

5-8 Storeys MIN 18m

habitable / non habitable

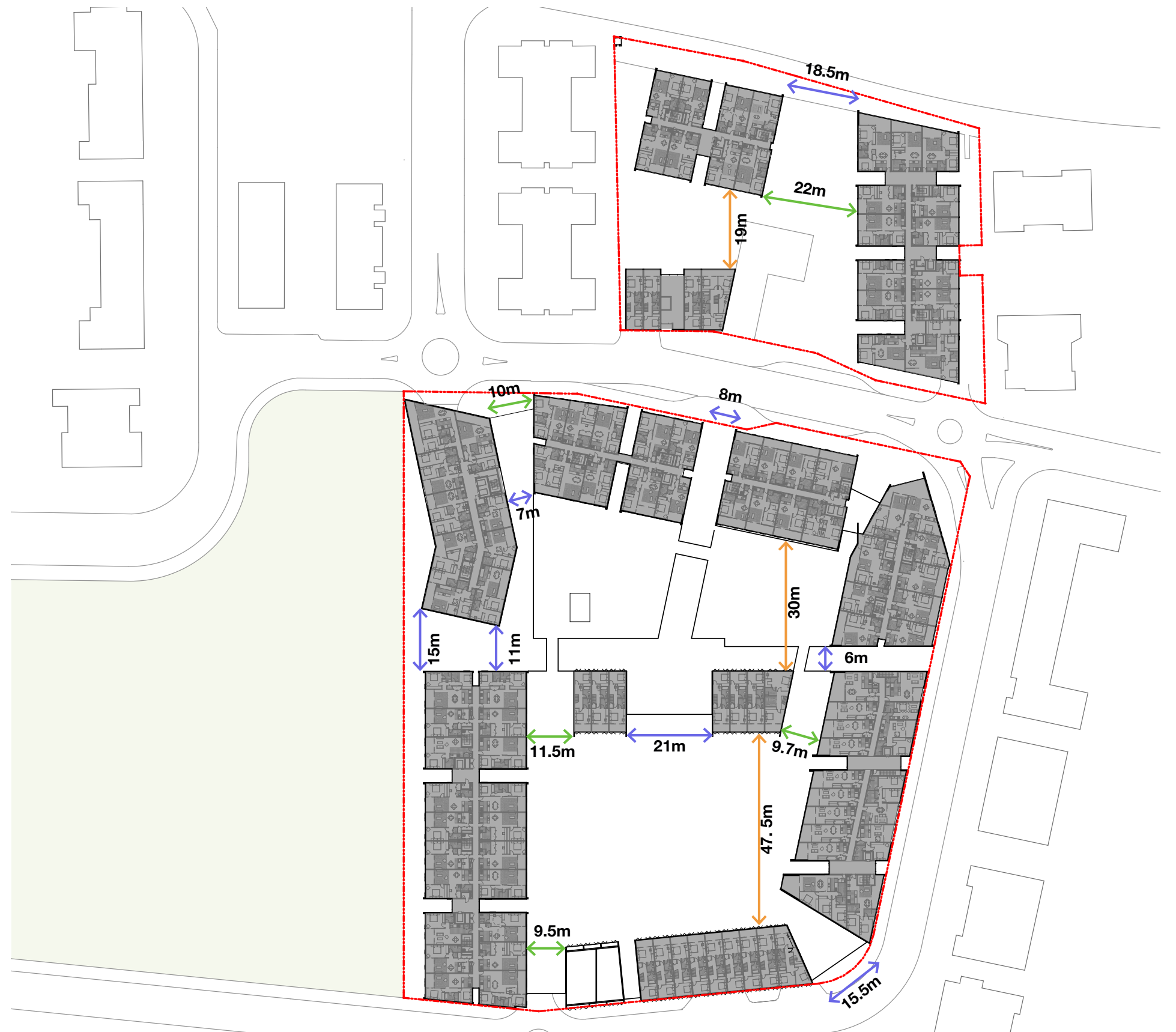
1-4 Storeys MIN 9m

5-8 Storeys MIN 13m

non habitable / non habitable

1-4 Storeys MIN 6m

5-8 Storeys MIN 9m



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The main mall space will be covered as well as the space outside the supermarkets.

- boardwalk
- market square
- main street
- laneway (through site link)
- mall



3.7 SEPP 65 design statement materials

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RENDER



PERFORATED METAL
SCREENS



GLAZED TILE PANEL



TIMBER BATTEN SCREENS OR
SIMILAR



ZINC PROFILED CLADDING
OR SIMILAR



PLANTED GREEN WALL



4.1 SEPP 65 design statement context

PRINCIPLE 1 - CONTEXT

SEPP 65 Design Quality

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts under going a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Proposal

The proposed development seeks to enhance the experience of the surrounding area. It will make the most of the natural as-sets, such as the reserve, the views and the existing trees.

Along Evans Avenue, the proposal will seek to create a real main street with retail to both sides and residential above. The resi-dential consists of a mix in height to allow sun light to enhance the public space along Evans Avenue. The footpaths will be wide by setting back from the property boundaries allowing generous space for landscaping as well as opportunities for community interaction.

New public spaces along the park edge seek to offer better interaction with the reserve, something which is sorely missing at the moment. The proposal will have terraces stepping down to the park edge to allow the public to have a greater connection with the park and open up an underutilised local feature. Retail with residential above will also animate this edge offering passive surveillance over the park and the pedestrian link.

On the corner of Evans Avenue and the Eastlakes reserve, a 'Market Square' will be created. This is a new public space which will serve as a focal point for the community. Above this square will be the iconic building of the development, Building 2, which will act as a new marker for the area. Building 2 has been raised above the ground level to open up park views to the existing residential blocks on the corner of Evans Avenue and Racecourse Place as well as create a partially covered public space.

The existing centre offers poor visual amenity to its surrounding neighbours with loading docks and garbage pick-up all along Barber Avenue. The proposed development will screen the loading from the street and reduce the entry / exit points to the load-ing. Loading and garbage removal along the eastern end of Barber Avenue will be replaced by retail with residential above. The residential will be of an appropriate scale that will allow the correct urban interaction with the existing built form.

Gardeners Road mainly consists of residential blocks within the immediate vicinity. As it stands, Gardeners Road is currently addressed by the back of the retail on the northern site. This will be replaced by residential units which will be set back from the site boundary as is the case with most of the buidings along the street. These apartments will make the most of the views over the Australian Golf Course as well as distant city views.



view towards evans avenue shops



view towards eastlakes reserve



4.2 SEPP 65 design statement scale

PRINCIPLE 2 - SCALE

SEPP 65 Design Quality

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.

Proposal

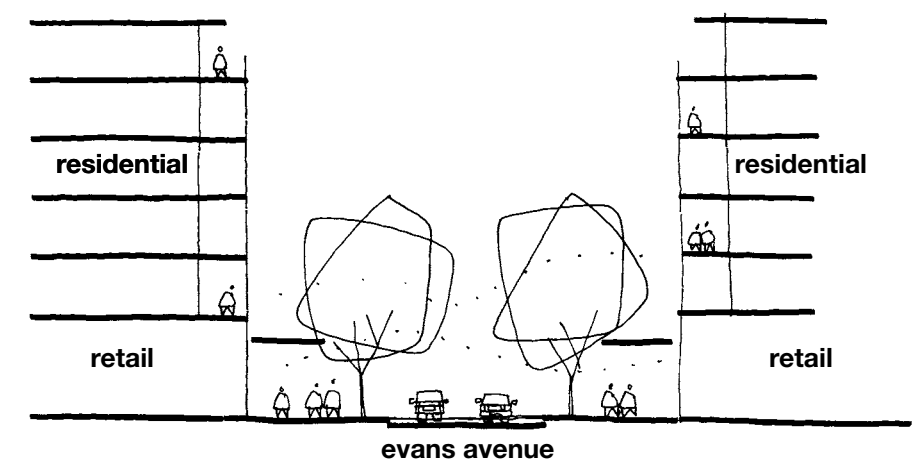
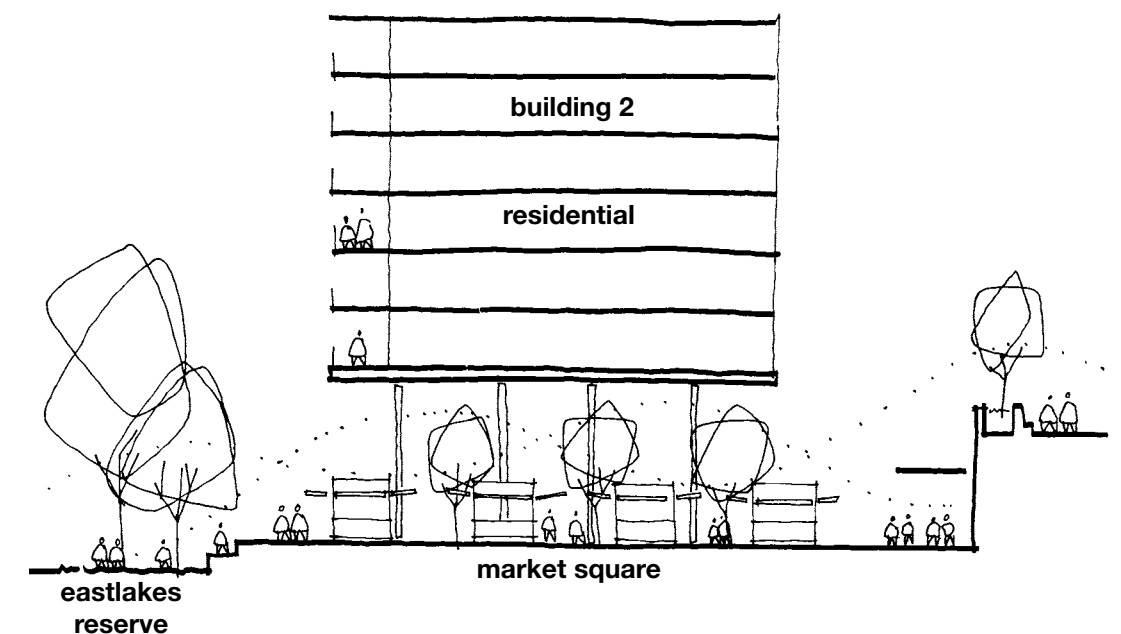
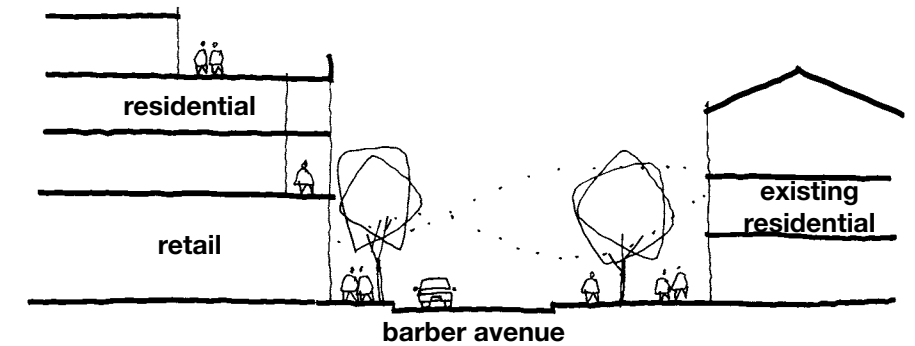
The scale of the development is broken up into different heights on both sites. The scale of the built form responds to the surrounding built form. This allows for a greater interaction between the surrounding existing buildings and the two sites.

Along Barber Avenue where the existing residential developments consist of 3 and 4 storey walk ups, the proposal has varying heights with the main building on Barber Avenue being 3 storeys to the street with a fourth set back. Along the southern portion of Barber Avenue there is the enclosed loading dock with a series of two storey residential terraces on top providing a three storey built form.

On Evans Avenue, the proposal encompasses the two sides of the street. The northern site has a greater variation of heights to minimise the impact of shading on the southern side of the street. The northern site heights along Evans Avenue vary from one storey of retail with two levels of residential to one storey of retail with four storeys of residential with a further penthouse level set back. On the southern side of Evans Avenue there are two height conditions. Predominantly, there is a single level of retail with four storeys of residential and a further penthouse level set back. Building 2 is the exception, this building is raised 8 metres above the ground and consists of six storeys of residential with extra height on the corner of Evans Avenue and the Eastlakes reserve as an architectural feature. Building 2 forms the marker for the development. The scale of the buildings along Evans Avenue create a strong street edge adding to the urban nature of this street and town centre focus.

Building 2 also faces along the reserve edge as well as a second built form type which consists of a single retail storey with four storeys of residential and a further penthouse level which is set back.

The height of the two built forms overlooking Gardners Road consist of five storeys of residential with a further penthouse level set back. Due to the gradient of Gardners Road a portion of the retail is below ground. A landscape zone has been introduced to conceal the back of the major retail tenent on the northern site.



4.3 SEPP 65 design statement built form

PRINCIPLE 3 - BUILT FORM

SEPP 65 Design Quality

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

Proposal

The proposed development is varied in its scale in order to address the surrounding properties and streets. Along Barber Avenue, the existing built form is made up of 3 and 4 storey walk ups. The proposed development along Barber Avenue is made up of a retail level and 2 residential levels with a third level set back. This is an appropriate urban response to the built form across the street and also allows the development to minimise overshadowing of the surrounding residential.

The built form along Evans Avenue will allow a new main street to be created. The development addresses both sides of Evans Avenue and is also a mix of building heights. Predominantly, there is one level of retail with four levels of residential and a penthouse level set back. There are two storey residential elements above the retail to the north as well as Building 2 which addresses the reserve and Evans Avenue which is raised 8 metres above the ground level with a total of six storeys of residential

Along the reserve, there is also a mix of built height and form. Building 2 is raised and has six residential floors where as the the remainder of the residential along the reserve edge is set back to provide the new boardwalk and consists of one level of retail with four levels of residential and penthouse level set back.

The built form along Gardners Road is also set back from the site boundary as are the adjacent properties. Due to the varying levels of Gardners Road, the retail to the northern site remains mostly 'buried' below the road level but has a chamfered landscaped edge to the footpath. Above this, sits five levels of residential on a landscaped podium with a penthouse level set back.

The architectural language of the development talks of a series of buildings, broken up and separated by a series of blades. These blades, through their colour and materiality, will be the link to the surrounding buildings. This strategy allows the development to mesh into the surrounding streets as a series of buildings instead of reading as a singularity.

To Eastlakes reserve, the built form of the apartments and shops will be split up by the blades preventing the built form from being read as one solid block of units. Instead the building will be broken up into 3 blocks which will include glass and timber features to break up the bulk of the building.

The buildings to Evans Avenue and Gardners Road will also use the blades to help break up the built form. These buildings will have a very lightweight feel inbetween the blades. The penthouse levels will also have a material change. It is proposed that they will have zinc cladding or similar in order to give them a lighter feel. The zinc look will reappear throughout the development as one of the highlight materials.

Building 2 will be a departure in form and material having a separate language to the others due to the unique nature of its form and siting. The building is the tallest on the sites and will act as the marker for the development. There will be no heavy bladed walls on this building, it will have a very 'glassy' feel and will use a series of perforated folded metal screens to add further animation to the elevations.

The building that sits above the Barber Avenue loading dock will also have a different look and feel to it. It is a series of two storey terraces which will be rendered and have openable perforated metal screens.

Whilst the development reads as one, the use of awnings along Evans Avenue, the park edge and certain parts of Barber Avenue help delineate the retail element from the residential.



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4.5 SEPP 65 design statement resources

PRINCIPLE 5 - RESOURCE, ENERGY & WATER

SEPP 65 Design Quality

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

Proposal

The massing, internal layouts and orientation have been organised so as to provide good access to natural light and solar access into the primary living spaces, external living areas and courtyards. Energy efficient appliances and water efficient devices will be specified to minimise water consumption of resources.

BASIX Summary:

The proposed Eastlakes development will meet BASIX requirements with the following commitments:

- Water efficient fixtures and appliances (3 stars showerhead, 4 stars taps and 4 stars dishwashers)
- Rainwater collected will be used for landscape irrigation and carwash bays
- Thermal insulations for the apartments
- Use of energy efficient lifts, ventilation system, lighting and air conditioning system and appliances
- Solar Photovoltaic System of 26.8 peak kW will be installed to reduce peak energy demand from the grid

BCA Section J Summary:

- Residential component of the development met BASIX requirements
- Meeting minimum total R value of 3.2** for all exposed ceilings/roof for the retail areas & serviced apartments
- Meeting minimum total R value of 2.8** for all external walls for the retail areas & serviced apartments
- Meeting minimum total R value of 1.8 for all internal walls adjacent to unconditioned spaces** for the retail areas & serviced apartments
- Meeting minimum total R value of 2.0 for all suspended floors** for the retail areas

- Use of good glazing properties and lighting

ESD Summary:

- The development complies with SEPP 65, BASIX and BCA Section J
- Good solar access and layout design of the apartments based on passive solar design principles
- Use of light colouring for the internal walls to maximise the use of natural daylight
- Rainwater harvesting tank for landscape irrigations
- Use of external wall insulation, roof/ceiling Insulation and good glazing to provide thermal comfort
- Use of water efficient appliances and fixtures to reduce potable water demand
- Use of energy efficient appliances and air-conditioning systems with high coefficient of performance to reduce energy use
- Close to public transport and provision of bike parking spaces to reduce reliance on private cars
- Construction Management Plan will be developed to minimise construction waste and maximise recycling



4.6 SEPP 65 design statement landscape

PRINCIPLE 6 - LANDSCAPE

SEPP 65 Design Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character.

Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management

Proposal

A major open space area known as the plaza area has been created to the east of the park that allows for integration of community open space to flow into the proposal and link through to the shopping areas. The two other areas, located on the podium level of the proposal and for the use of the residents and their guests are characterised by extensive landscaping across the podium, two swimming pools, circulation pathways and community facilities.

The location adjacent to Eastlakes Park has provided opportunities for integration and extension of this important existing open space into the proposal and forms a central strategy for community involvement at the interface areas.

Extensive planting is focused across the proposal with native planting to Gardeners Road, the retention of the mature trees to Evans Avenue and further tree planting to the surrounding streets. A feature Green Wall is located on Barber Avenue that creates an important vista and positive amenity for the existing streetscape.

A combination of native and exotic planting to all the major landscape zones, provides a multilayered textural character, creating a unique form while providing a quality landscape treatment. The pavilions adjacent to the swimming pools provide shade, privacy and wind protection.

The landscaped podium areas provide an important visual amenity when viewed from the apartments above.

The plant selection has been based on a sustainable strategy where the planting will require minimal maintenance and energy inputs after the establishment phase. The realisation of the planting and landscape strategy will provide a sustainable outcome that will create a positive environment for the proposal and the surrounding neighbourhood enhancing the positive values of the area.

