

# Woollooware Bay Town Centre Mixed Use Development Bay Central Precinct

Concept Plan Submission  
Architectural Statement  
Incorporating

Architectural Design Statement &  
SEPP 65 Report

Rev.M 02 December 2016

## Project Overview & Status of the Masterplan Report

The Masterplan Report, Architectural Design Statement & ADG Design Verification Statement have been prepared by Turner on behalf of Bluestone Capital Ventures No.1 Pty Ltd in support of proposed modifications to the mixed use Bay Central precinct within the approved Concept Plan for the Woollooware Bay Town Centre redevelopment.

The report outlines the key principles which guide the evolution of the design, and which seek to create a vibrant active mixed use town centre that compliments the initial approved residential stages to the west of the Southern Cross Stadium. The new proposal maintains the key components of the approved Project Application and integrates this established framework within the design development. The report also outlines the proposed Centre of Sports Excellence which is to be accommodated as part of the rejuvenation of the ET Stand.

This report should be read in conjunction with architectural drawings prepared by Turner, landscape drawings prepared by Aspect Studios, ADG with appendices prepared by JBA Urban Planners, and the Architectural Design Statement by HDRRD for the approved retail centre.

## ADG Design Verification Statement

We confirm that Nick Turner has directed the design of this residential flat development and associated non-residential uses at the Bay Central precinct at Woollooware Bay Town Centre Redevelopment, Captain Cook Drive. The design has been prepared in accordance with the design quality principles and requirements set out in the NSW Planning and Environments Apartment Design Guide. Nick Turner is registered as an architect in accordance with the NSW Architects Act 2003.

signed

A handwritten signature in black ink, appearing to read 'N Turner', with a stylized, flowing script.

Nicholas Turner

Nominated Architect 6695

## Contents

### Part 1: Introduction

- Project overview & status of this report
- Preface
- The current approved scheme

### Part 2: Architectural Design Statement – Evolution of the Urban Framework

- Statistics
- Precinct Plan & Site Plan
- The Village Concept
- The Mangroves Concept
- The North/South Axis Concept
- Wayfind & Legibility of Uses
- Proposed Centre of Excellence

### Part 3: The key SEPP 65 principles

- Context
- Scale
- Built Form
- Density
- Resource, Energy & Water Efficiency
- Landscape
- Amenity
- Safety & Security
- Social Dimensions
- Aesthetics

### Part 4: The ADG checklist

- ADG Guidelines

## Preface

In response to the requirements raised within the Secretary's Environmental Assessment the following key issues have been addressed with supporting documentation as noted below:

Key Issue 2 : Comparison with the concept approval ( MP10\_0229 )

Refer architectural documentation Shadow Diagrams A-504\_M, A-505\_L, A-506\_L, A-507\_L, A-508\_B

Key Issue 4 : Design Excellence, built form and public domain

Key Issue 7 : Internal Residential Amenity

Refer Part 3 - The Key ADG & SEPP65 Design principles of the Design Report

Refer architectural documentation Amenity Diagrams A-721\_A, A-722\_A, A-723\_A

Key Issue 8 : Public Domain / Open Space

Refer page 12 of the Design Report - Concept 1 "The Village Concept " & pages 19-26 Wayfinding and the Legibility of Use

## The Current Approved Bay Central Design

The current approved Bay Central scheme as prepared by HDRRD:

- partial demolition of the existing Leagues Club and other structures within the site
- construction of a new 4 storey retail centre with a full-line supermarket, food retail, mini-major tenancies, speciality retail, dining tenancies, medical centre, and leisure uses.
- fitout of Levels 3 & 4 of the existing building for the Leagues Club
- public domain works
- infrastructure works providing access to the site off Captain Cook Drive and Woollooware Road North
- provision of a shuttle bus service and new bus and taxi bays on Captain Cook Drive
- 26,495m<sup>2</sup> Retail and Leisure GFA approved
- FSR 0.815:1
- 770 car spaces for the Bay Central retail and leisure precinct, plus 50 car spaces within the ET Stand Rejuvenation

Refer to the images of the approved scheme in the following pages, as prepared by HDRRD.



Approved Retail Scheme South Elevation - Corner of Captain Cook Drive and Woollooware Road North



Approved Retail Scheme\_Main Forecourt Entry from Captain Cook Drive

Current approved Bay Central Retail - Images HDRRD





Approved Retail Scheme - Captain Cook Drive



Approved Retail Scheme - Dining Terrace facing Woollooware Bay Foreshore Parklands

Current approved Bay Central Retail - Images by HDDRD





North Elevation of approved retail scheme



Community Rooms facing Captain Cook Drive

Current approved Bay Central Retail - Images by HDDRD

## Part 2 : Evolution of the Urban Framework

### Key Design Concepts

The key design concepts aim to create a vibrant and active town centre which contains an appropriate mix of uses. The evolution of the design proposal has knitted these elements carefully together to create an animated cluster of buildings. The development of key design concepts, as illustrated in this report, seeks to create an iconic town centre for the community of Woollooware and surrounds.

The primary design concepts are as follows:

- the 'Village' Concept which seeks to break down the mass of the proposal into an animated cluster of buildings
- the 'Mangroves' concept which seeks to continue the lush verdent green context of the site into the courtyards, streetscape and elevations of the precinct.
- the 'North-South Axis' concept which seeks to provide a highly landscaped streetscape through the middle of the development at Level 03. This link provides a legible access route to the club from Captain Cook Drive, as well as a clear identity for the club within the streetscape. The shared way and club forecourt provides view lines to the water.



## The Statistics

### Indicative Area Summary

Proposed GFA for residential within Bay Central (Buildings A - D)	23058sqm
Approved GFA for Retail & Club within Bay Central (MOD6)	27412sqm
Proposed GFA for Hotel & Sharks Facility (Building E)	8743sqm
Total GFA	59069sqm
Site Area	32529sqm
FSR	1.815:1
(Above figures exclude proposed Centre of Excellence	7793sqm)

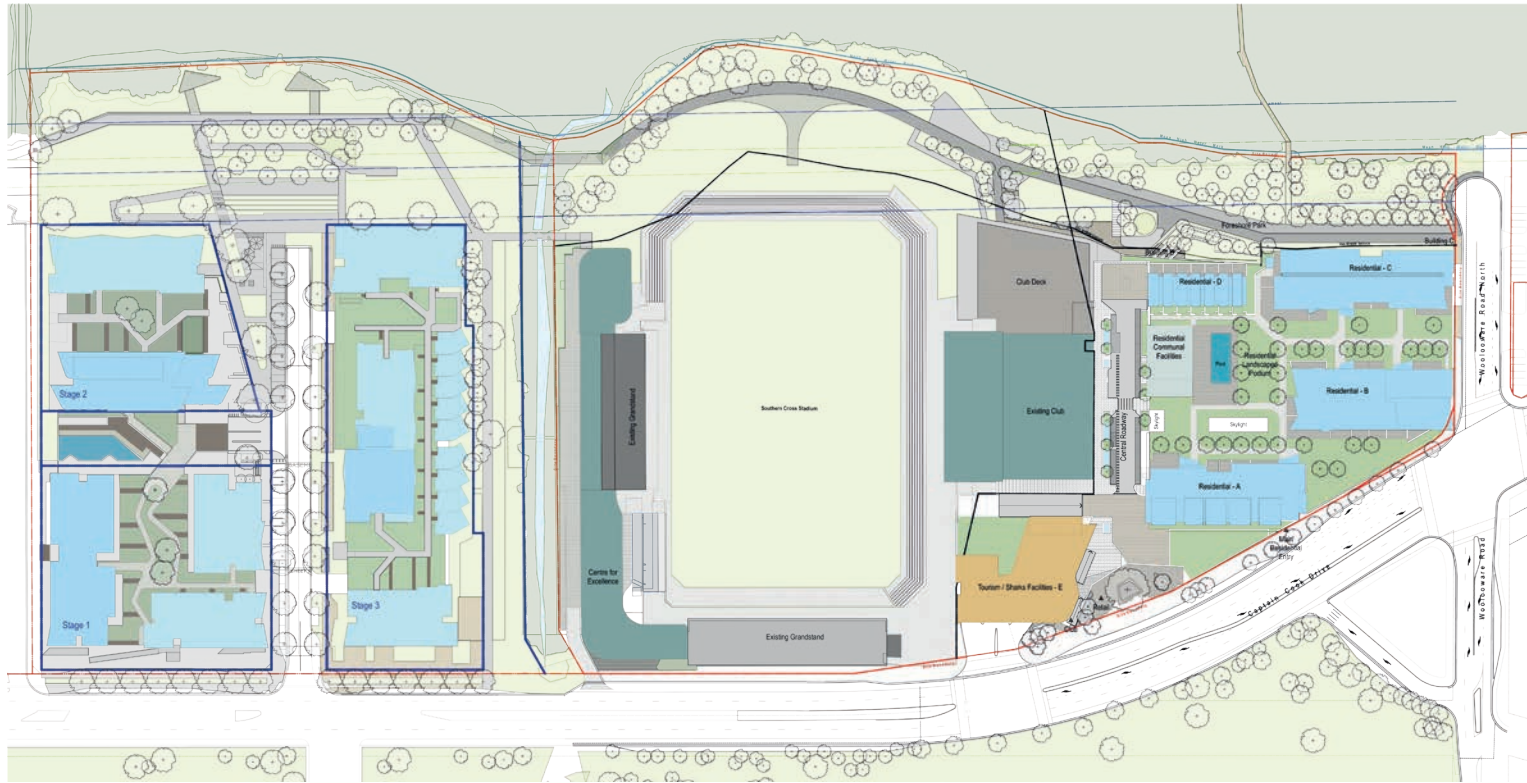
### Indicative Residential Information (subject to detail design)

Average sq. metres/1 Bed Apartment	58sqm
Average sq. metres/2 Bed Apartment	80sqm
Average sq. metres/3 Bed Apartment	110sqm
Percentage of 1 Bed apartments	81 or 36.5%
Percentage of 2 Bed apartments	105 or 47.3%
Percentage of 3 Bed apartments	36 or 16.2%
Percentage of adaptable apartments	67 or 30%
Percentage of apartments with 2hrs solar access	177 or 80%
Percentage of apartments with cross ventilation	157 or 71%
Percentage of south facing apartments	31 or 15%
Total number of Apartments	222 units

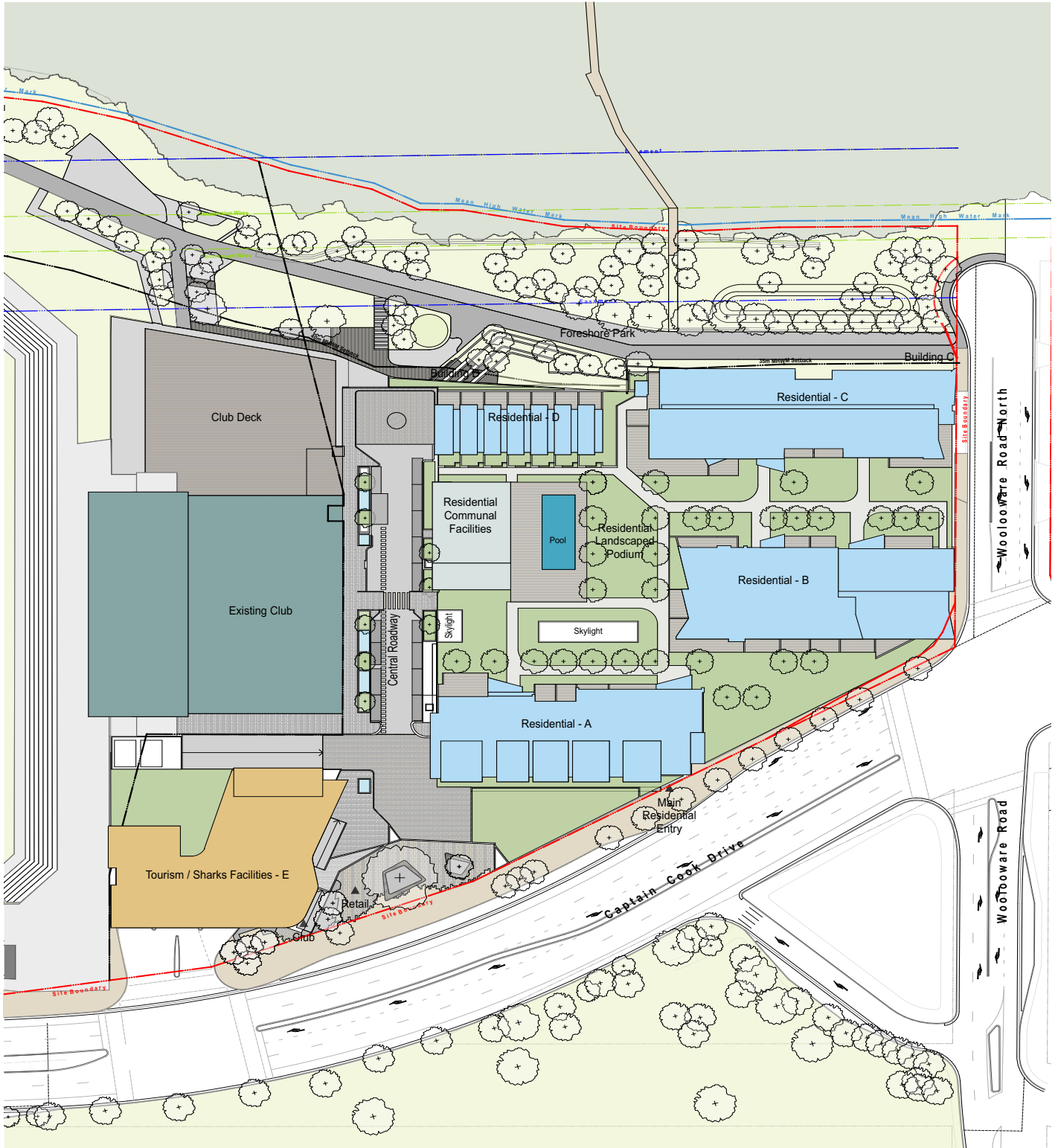
### Parking Summary

Residential parking rates are as per approved Concept Plan	258
(Total residential visitor spaces to be shared with retail visitor)	(44)
Centre of Sports Excellence	50
Non residential within Bay Central	770
Total Parking (including Centre of Sports Excellence)	1078

## Woollooware Bay Town Centre Site Plan



## Bay Central Precinct Plan





### Concept 1: The 'Village Concept'

One of the key drivers for the proposed design is the wish to avoid the typical 'big box' retail centre, which often contains a single use that results in only limited usage of the site. In order to achieve a vibrant active town centre, complimentary uses need to be added to this large site

- Fragmenting the retail base:

The perimeter of the large retail base has been sculpted and indented to provide an interesting streetscape. The base consists of a series of elements with a human scale that the pedestrian can feel comfortable with.

- Creating an animated skyline and playful grouping of buildings:

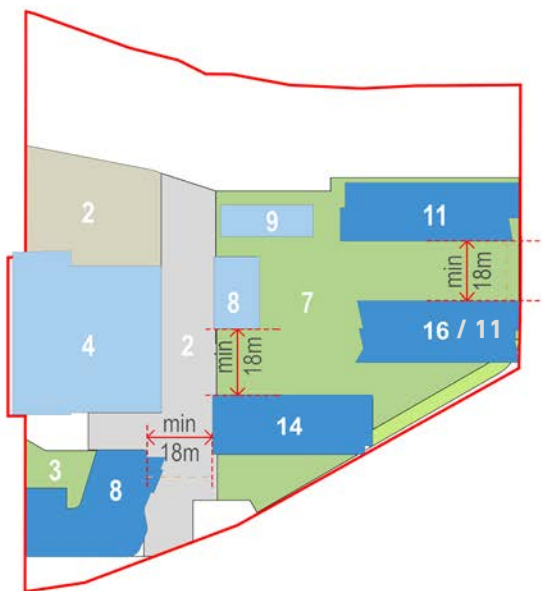
A successful town centre generally evolves over a period of time. The scale and size of individual buildings often reflects their civic importance within the town structure. A varied skyline often evolves with a mix of building typologies with a familial architectural language. The Bay Central proposal seeks to replicate this rich urban framework with a grouping of buildings of varying height and character that knit together to create an animated and interesting precinct.

- Residential buildings having an identity in the streetscape:

It is important that the residential buildings do not become hidden or dislocated from the street by a dominant retail base. Each residential building should interact with its surrounds and help animate the large footprint of the centre. The inclusion of residential units within the Bay Central precinct allows for a more holistic town centre, where residents have easy access to a wide range of retail, cafe, community facilities and transport links.

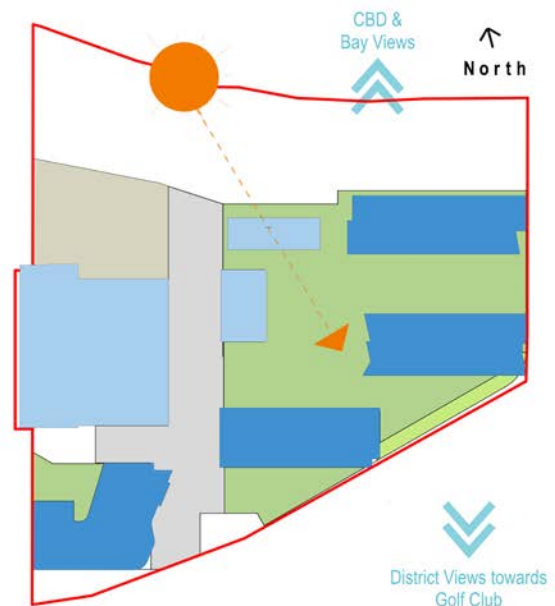
- Creating a safe urban community:

The mix of uses will allow for security and surveillance of the adjoining foreshore parklands and streetscape outside of regular business hours, resulting in a safer urban environment.



building massing diagram:

-separation -heights -articulation

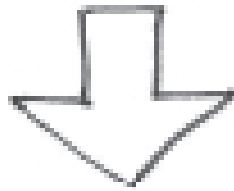
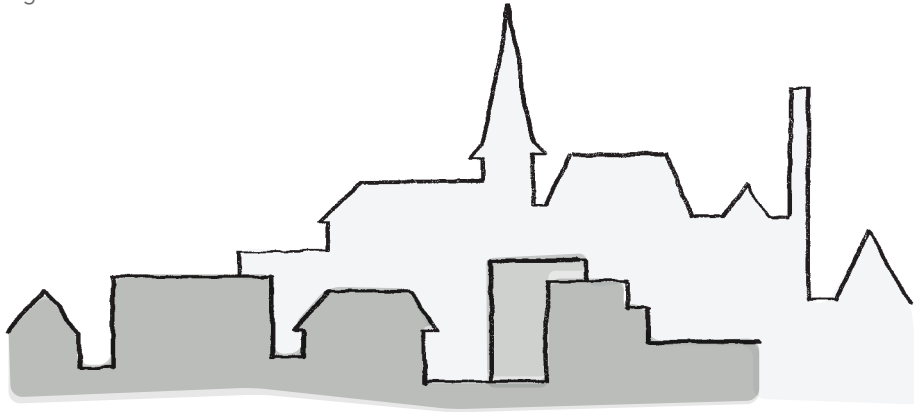


solar access to external communal area

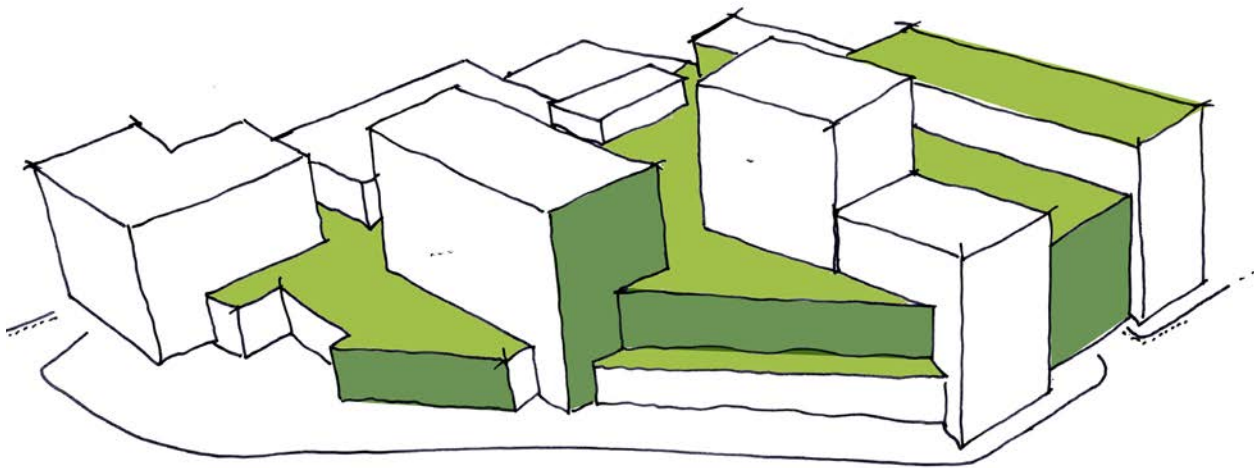
views and outlook

## Evolution of the 'Village' concept

Village silhouette



Cluster of varied building forms



- Fragmenting the large retail base
- Creating an animated skyline
- Creating a playful grouping of buildings
- Residential buildings having an identity within streetscape
- Creating a safe urban community

## Concept 2: The 'Mangroves'

Other than the existing Southern Cross Stadium, Sharks Leagues Club building and associated car parks, the immediate context is characterised by verdant open space. To the north there are mangroves fringing the open expanse of Woollooware Bay, while across Captain Cook Drive to the south is Captain Cook Oval, the Woollooware Golf Course and the grounds of Woollooware High School.

The 'Mangroves' concept seeks to continue this green lush environment into the proposed Bay Central precinct through a number of means:

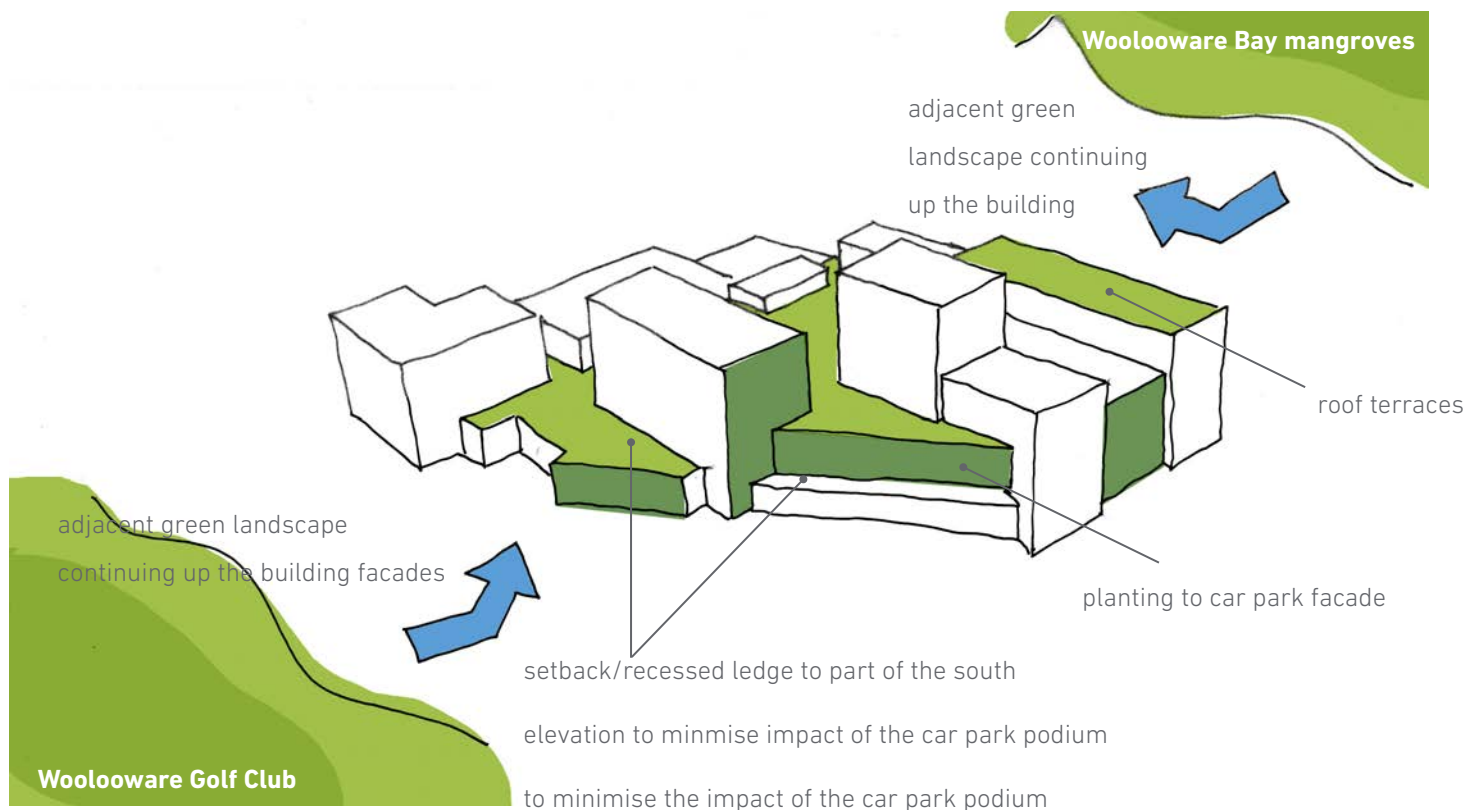
Aspect Studio have developed a highly articulated landscape proposal for the Foreshore Parklands and the surrounding streetscape.

The car parks are stepped back at levels 04 to 07 to allow for a planted ledge along the southern perimeter of the car park. The cascading planting along this facade will help mask the car park and create a living green elevation to the retail centre.

The proposed level 03 shared way at the new club entry provides a highly landscaped urban streetscape. This new tree lined roadway will be activated with multiple entry points to surrounding buildings, have high quality paving finish, and include parking each side, canopys, and carefully considered street lighting.

Significant landscaped courtyards and terraces are provided on the level 07 residential podium. This substantial area will include sufficient soils depths for larger tree types.

Further planters are envisaged to the balconies of the waterfront penthouse & terrace apartments to soften the edges of the building and private open space.

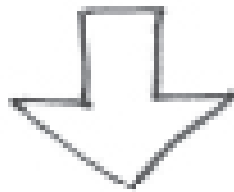


The green wall concept creating an iconic destination

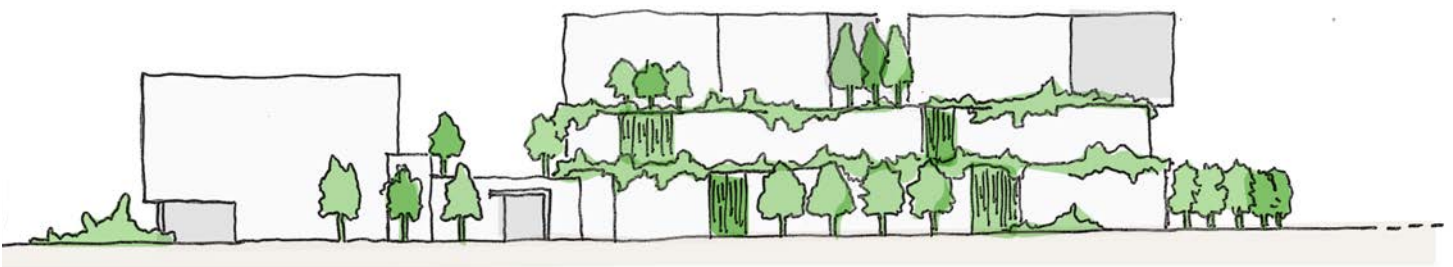


## Evolution of the 'Mangroves' concept

the mangroves



tiering of landscape up onto the retail centre and facades



- context or mangroves & nature
- building enveloped in a lush landscape

### Concept 3: The North - South Axis

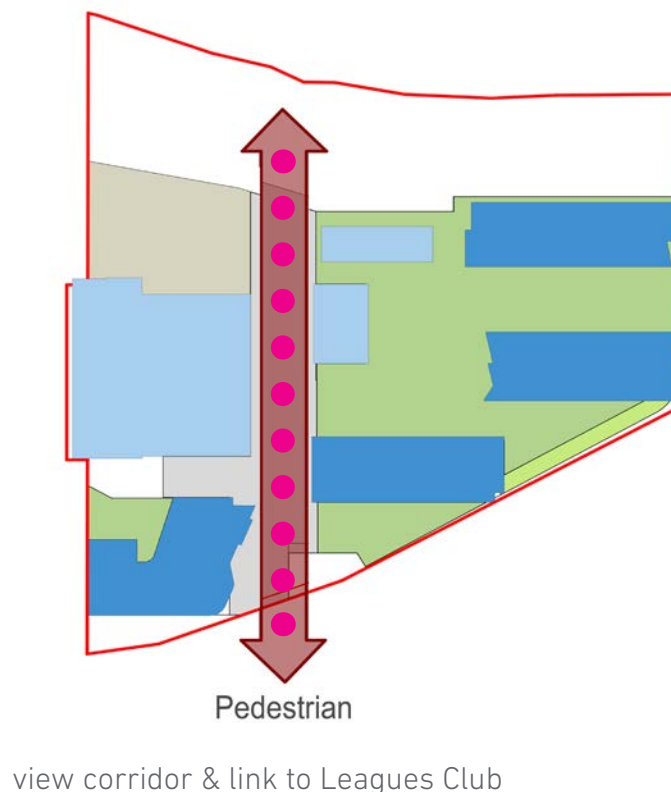
The proposed level 03 shared way has been developed to provide a view corridor to Woollooware Bay, as well as a forecourt to the Leagues Club and Tourism Accommodation. It opens up the heart of the precinct and gives space and curtilage to previously land-locked uses in the centre of the precinct.

Via stairs, the pedestrian can move easily from the retail forecourt on Captain Cook Drive up onto the Level 3 roadway. The angle of the stairs have been designed to allow a clear line of sight to the Sharks Leagues Club beyond. This significantly improves the arrival sequence for club patrons and supporters moving from the stadium to the Sharks Leagues Club facilities on game day. It gives the club a significant identity within the Captain Cook Drive streetscape.

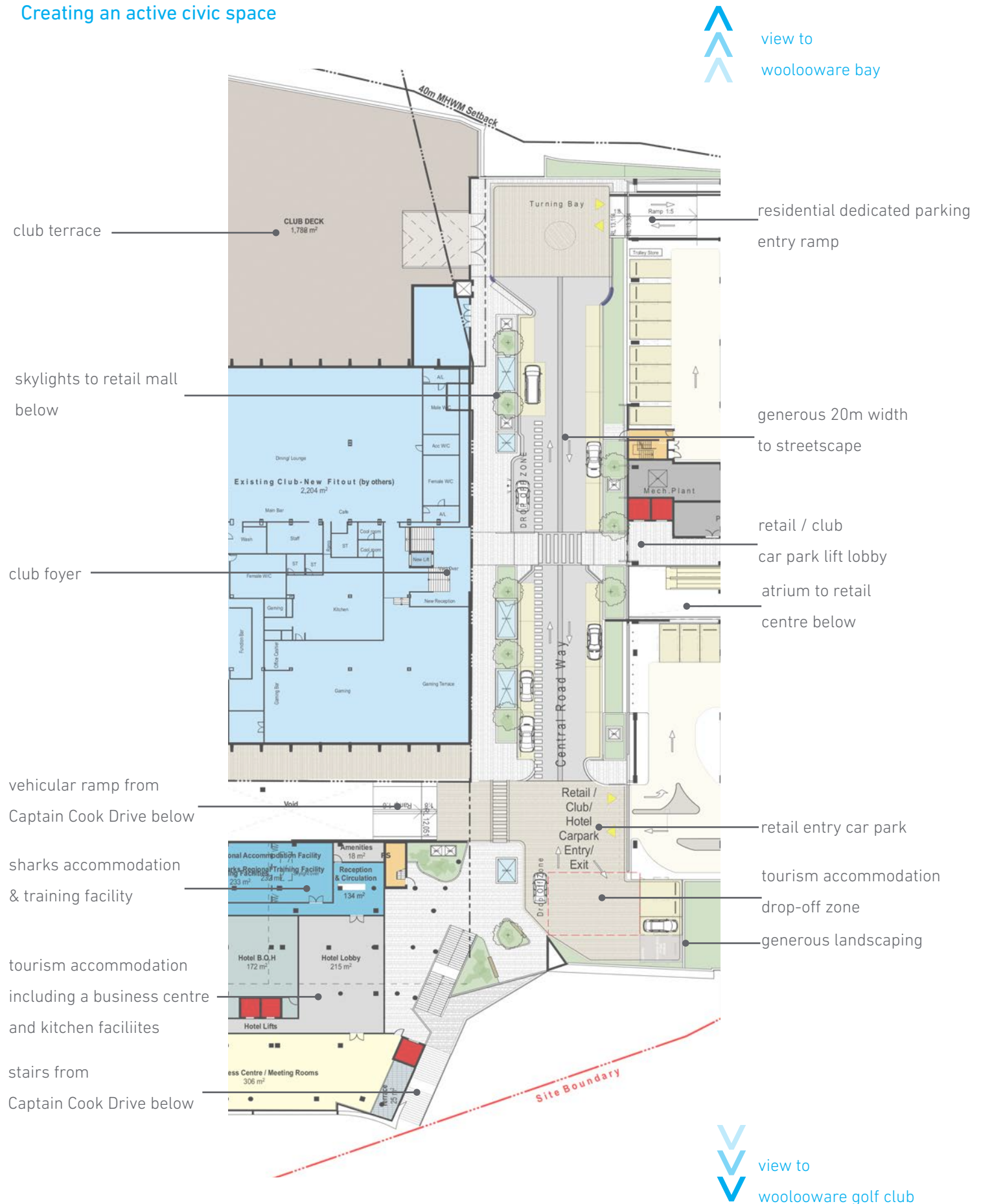
The street will be minimum 20 metres in width, and of a similar scale to the central roadway within Stages 1 to 3 at Woollooware Bay Town Centre. The streetscape will be lined with street trees and planting and will have views out over the Foreshore Parklands and Woollooware Bay to the north, plus the Woollooware Golf Club and the retail forecourt on Captain Cook Drive to the south.

The street provides pick-up and drop-off zones for the club, function centre and tourism accommodation, as well as access to the retail and residential car parks.

Large skylights along the length of the street will bring natural light into the heart of the retail levels below.



## Creating an active civic space



Indicative plan diagram of new north - south axis illustrating proposed mix of uses



View of the Level 03 streetscape looking south from the Foreshore Parklands



View of the Level 03 streetscape looking north from Captain Cook Drive

