

7.0 BUILT FORM AND ARCHITECTURAL CHARACTER

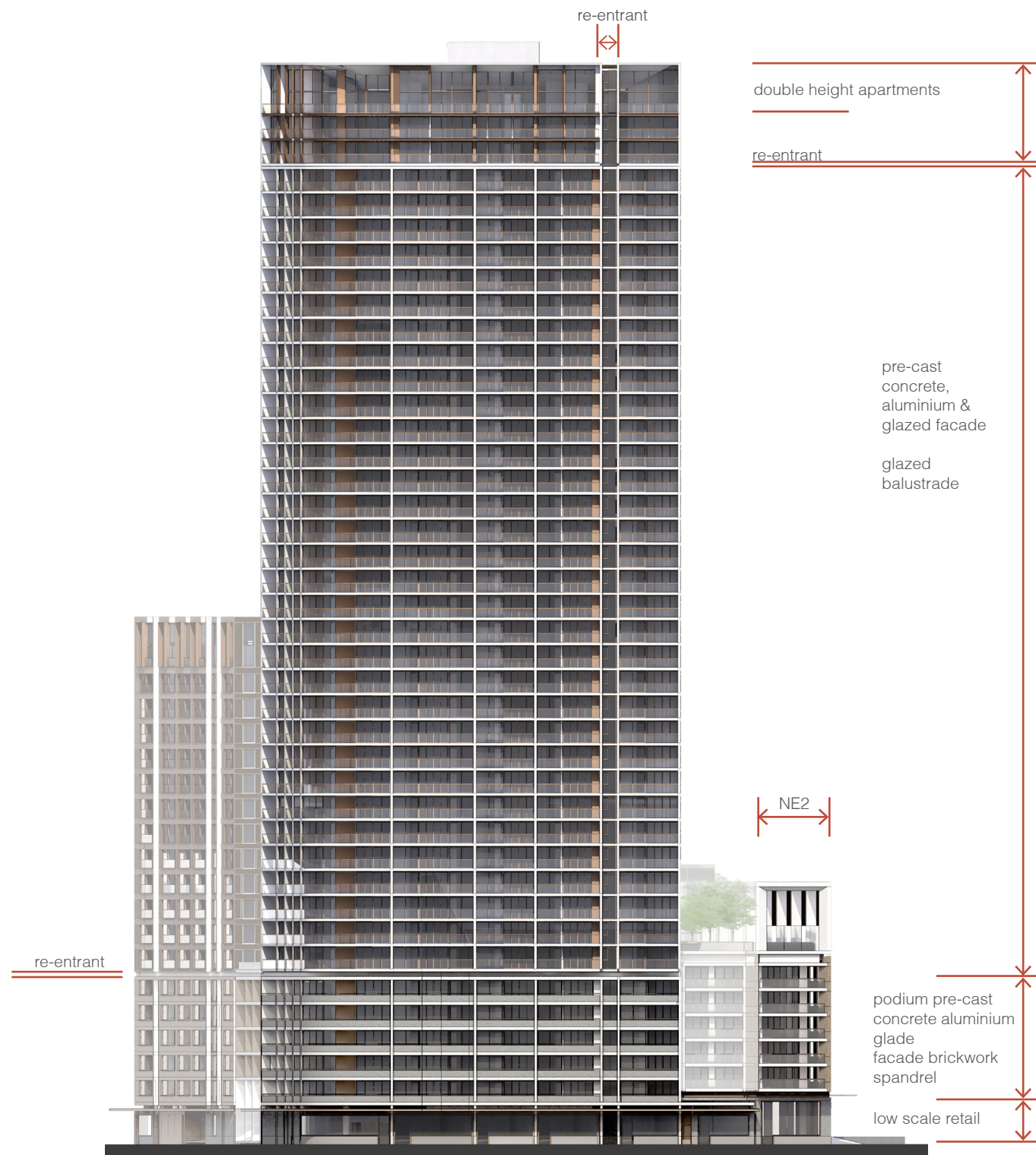


Figure 7.16 – North Elevation

NE3

The NE3 tower is designed to be appreciated in the grand scale. As noted previously, the tower will form an important figure in the sky line enclosing Darling Harbour and this is a particular requirement for the NE3 tower when compared to the remainder of the proposal. As such there is a very particular architectural response to this condition.

The building is proposed as an elegant tower of concrete, glass and metalwork of two distinct characters. The apartments are setback from the facade, allowing for a continuous ribbon of glass balustrade to wrap around the extents of the building. This allows for a fine edge of concrete slabs and blade walls to articulate the grid of the NE3 tower creating a refined building form.

The northern and eastern facades take advantage of panoramic views east over the city and north over the harbour. They require solar shading to ensure the clearest possible glazing towards these views and are the least impacted by overlooking of the tower. In response to these factors, these façades have been developed as a dramatic brise soleil, creating a play of light and shade which changes texture from north to east with aspect and increased overlooking across a curved corner transition. The texture of this concrete grid transforms at the upper levels with the change of apartment mix and through the implementation of a storey and a half order for the upper most apartments. This articulation is enhanced through the introduction of a recess in the tower at the western end.

The western and southern facades are flusher, sleeker and more closed in accordance with their western aspect and the proximity to the other towers to the south (and resulting privacy impacts). They are similarly articulated by a recess in plan at their eastern end allowing light into and outlook from the lobby and a textural change has also been developed to the façade detailing resulting from the upper most levels and the coordination with the plant spaces on roof level.



Figure 7.17 – NE3 Floor Plan level 7 - 37
Typical apartments



Figure 7.18 – NE3 Floor Plan level 38 - 40

7.0 BUILT FORM AND ARCHITECTURAL CHARACTER

7.6 Residential Address

The residential use of the NE Plot will contribute to footfall across the site. The tower lobbies have been strategically located to take advantage of the prestigious new addresses and to provide each address with its own particular characteristic.

NE1 and NE3 share a grand lobby accessed off Harbour Street. This generous, double height, lobby is located between the footprint of NE1 and NE3 and are articulated for the full height of the podium. NE2 has two distinct lobbies serving each core. These lobbies are more discreet, reflecting the size of the apartment buildings they serve. The northern lobby is entered from the square under a full height building recess. The southern lobby is accessed off Little Hay Street and is also associated with the articulation of the podium building form over.

Residential lobbies sit adjacent the retail shopfronts. A predominantly glazed facade wraps the generous volume of the lobby and maximises visual connection. The lobbies are defined by a change in brickwork detail, being set back from the predominant building line as well as by the use of glazed brickwork.

The grand lobby entry for the NE1 and NE3 towers is proposed to be at grade with Harbour Street. This approach facilitates accessible appropriate entrances to the building however it is located below the flood levels. This issue is resolved through level changes within the lobbies and interior design that will ensure furniture and sensitive plant or equipment is located above the stormwater flood datum.

planting over

articulation of apartments over
alter to express entry in podium

glass awning

grand lobby - double height glazed brick



Figure 7.19 – NE1, NE3 grand lobby

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Tzannes Associates ARCHITECTURE URBAN DESIGN

7.7 Accessibility

The levels on the site are largely dictated by the requirement to locate habitable zones above predicted S/W overland flow levels. This results in a finished internal level of RL+3.6m – typically 0 – 600 mm above the actual ground.

Accessibility, visibility and viability of retail, and street activation would be impacted by this change in level at the building perimeter if this strategy were to be pursued for the Factory Lane and Harbour Street frontage. This was envisioned by the Concept Proposal which sought to raise the public domain around the site to allow at grade access. Where this is not possible, the level changes occur behind the envelope line, becoming an opportunity to create visual interest and spatial definition such as within the residential lobbies. Ramps ensure accessibility to all parts of the building for residents and visitors and comply with building standards. An accessibility statement has been prepared by Morris Goding Access Consultants and accompanies this submission.

8.0 RESIDENTIAL AMENITY AND SEPP 65

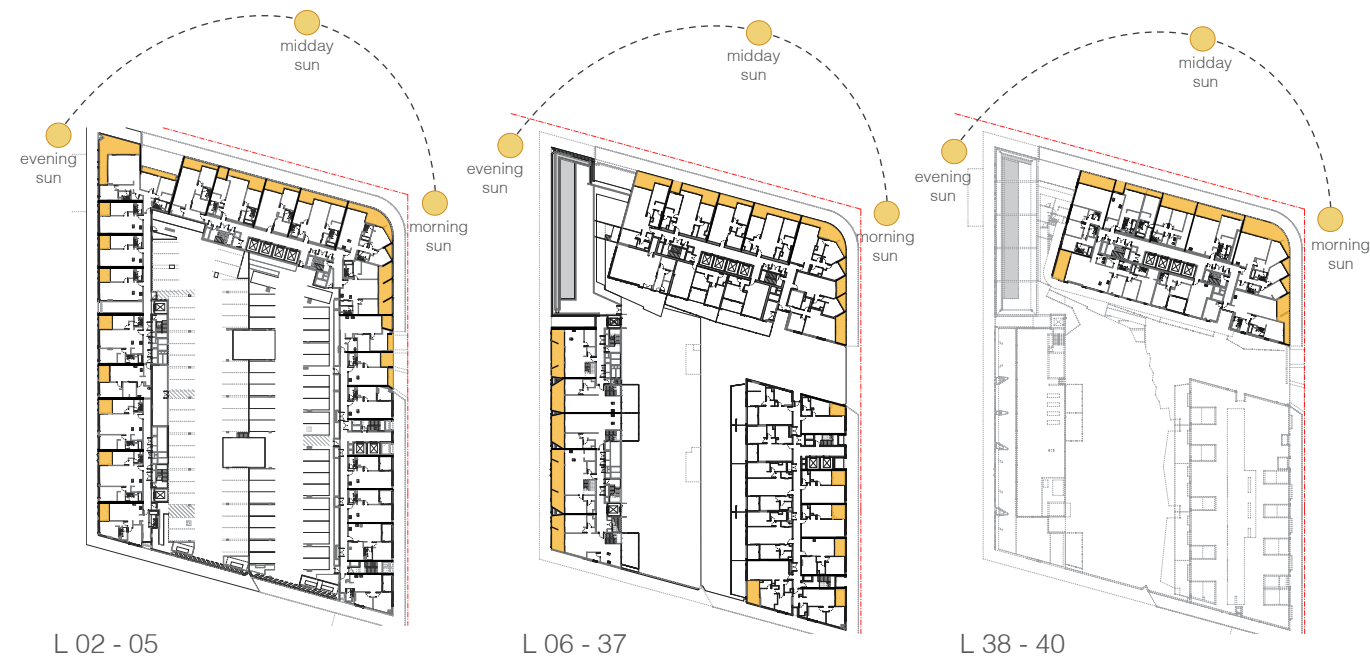


Figure 8.1 – Balconies with 2 or more hours of solar access during winter solstice : 70.9%

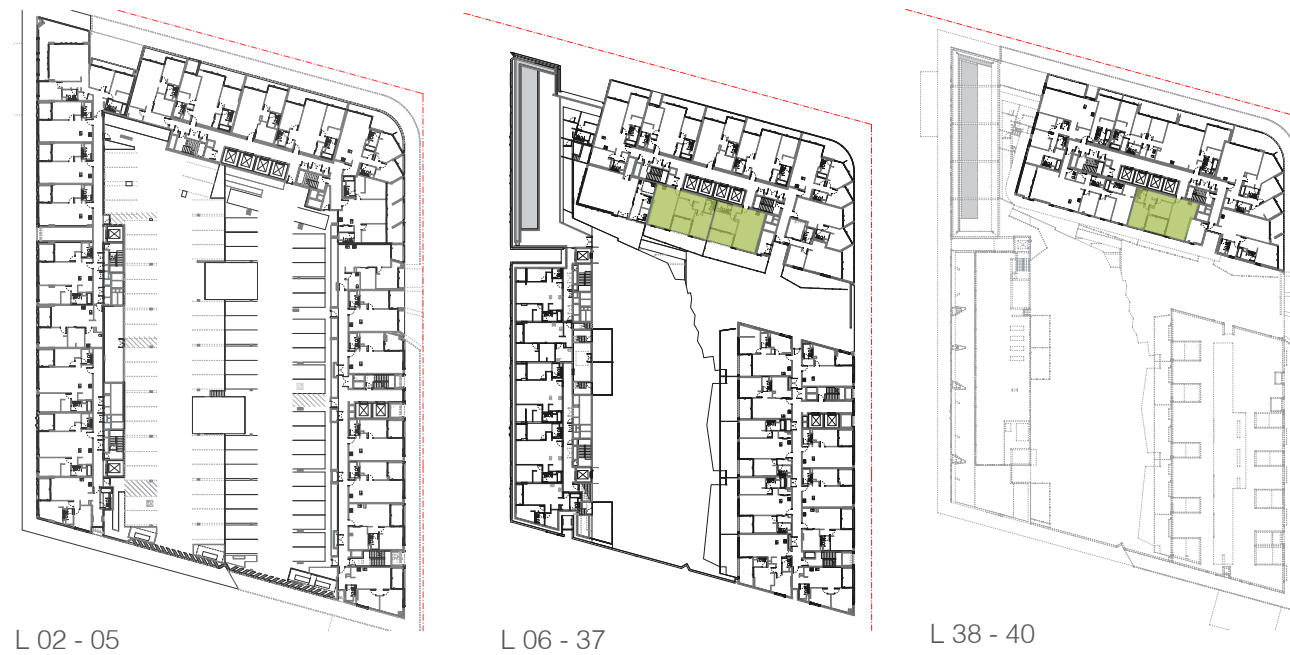


Figure 8.2 – South facing, single aspect apartments : 11.6%

8.1 Building Design

The building has been designed to achieve high levels of residential amenity in a number of key areas; through the detailed design of apartment layouts, the provision of generous, high quality communal spaces and maximising solar access and natural ventilation. (refer to SEPP 65 statement in appendices 11.6)

The distribution of apartments on floor plates, the detailed design of the apartments themselves and the architectural fabric that encloses them have been designed to maximise the availability of views to habitable rooms and to maximise privacy from surrounding buildings and public spaces. This is typified by the typical apartment plan where living rooms are brought to the facade with recessed balconies located in front of bedrooms. This allows access to sun and views from living areas. This design strategy also maximises air pressure differential on the facade, enhancing natural ventilation in single sided apartments. The detailed design of these spaces ensures an efficient distribution of storage and habitable spaces and facilitates furnishing and use.

Apartments have been distributed within the building envelope in order to maximise solar access to internal and external living areas within apartments, maximise the opportunities for natural cross ventilation and minimise single aspect south facing apartments. Site constraints and predetermined building envelopes have limited the ability of achieving significant natural ventilation.

Generous communal spaces are provided above the podium level. A garden with large tree planting and carefully zoned outdoor spaces is provided between NE1, NE2 and NE3. The large tree planting provides privacy screening between these buildings and defines the various activity zones. The shared pool and associated terrace is located at the northern end of NE2 where solar access is maximised along with views to the north over the harbour. This pool is accessed from each building by the communal terrace.

Lobbies typically have access to light and outlook due to their position in relation to the facade and design of window arrangements.

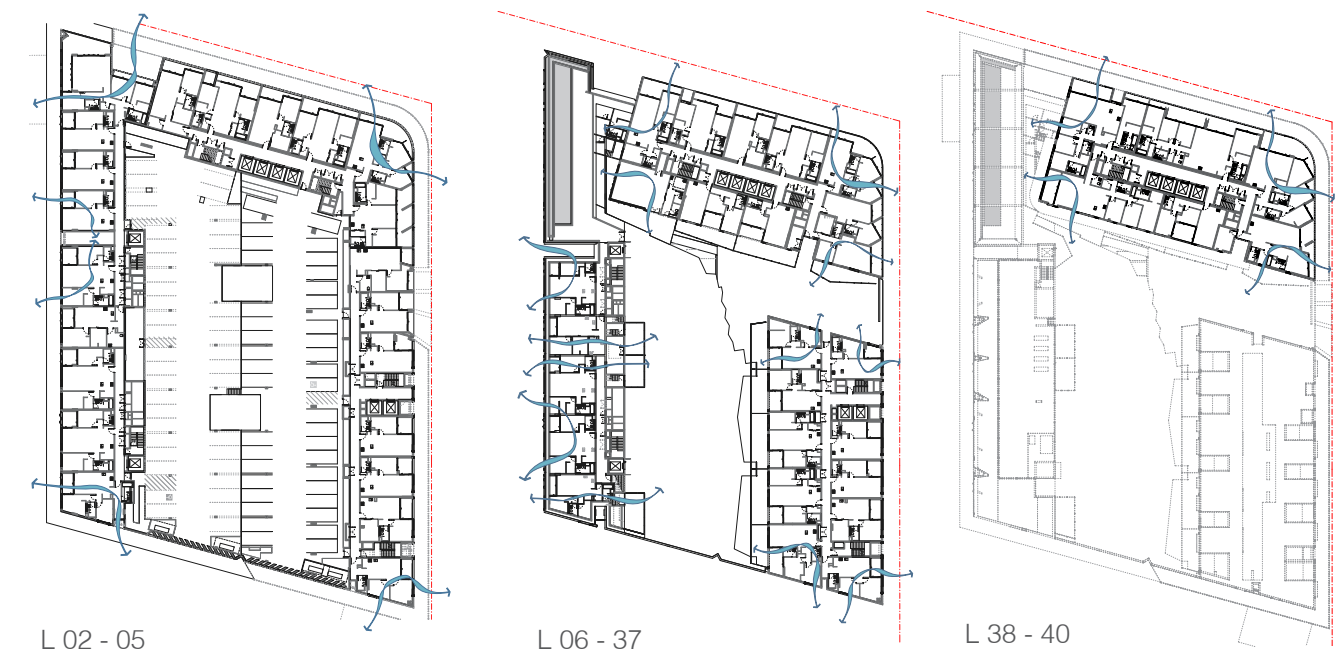
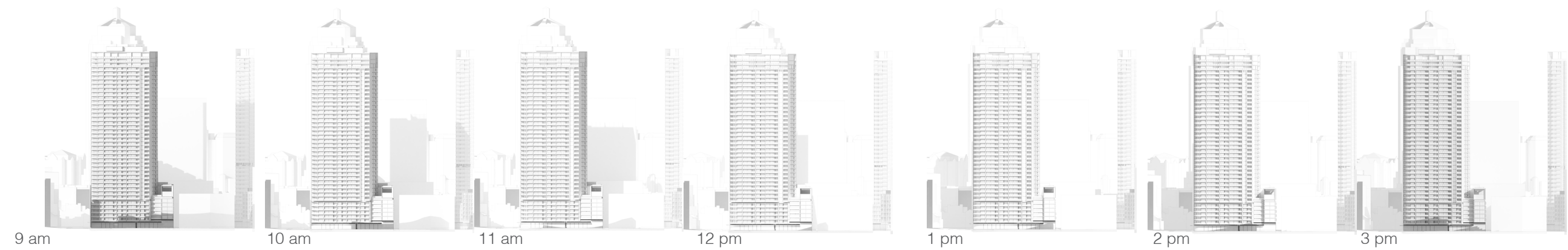


Figure 8.3 – Cross ventilation : 38.8%

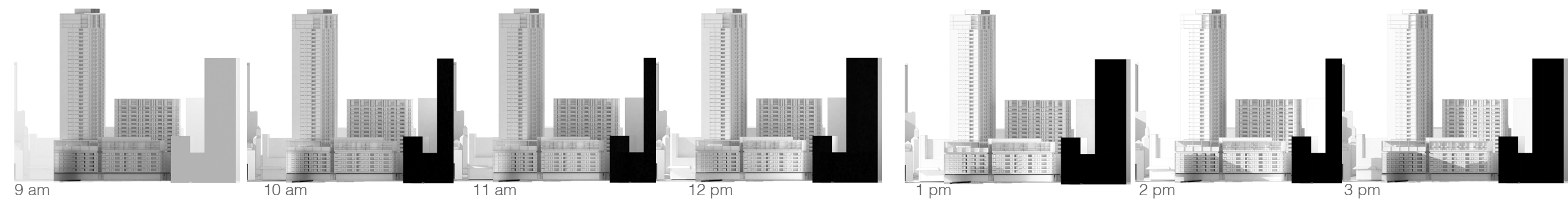
8.0 RESIDENTIAL AMENITY AND SEPP 65



Figures 8.4 – North Elevation showing solar access on facade



Figures 8.5 – East Elevation showing solar access and overshadowing on facade



Figures 8.6 – West Elevation showing solar access and overshadowing on facade

Solar access - 21st June

6.10 Private Landscape Amenity

Refer to Appendices for Landscape design and statement prepared by Sturt Noble.

General

The proposed development involves the construction of a multi-use private communal landscape built over podium structure.

The aim of the landscape design is to promote the following sound design principles, including;

1. To generate an engaging and practical opportunity space for passive recreation for residents as suits the locality.
2. To provide functional areas of planting and landscape architectural elements that enhances the presentation of the buildings.
3. To frame desirable views.
4. To reduce building energy consumption through water collection to garden beds and reduced hard paved (heat island) areas.
5. To allocate planting that provides maximum effect with minimum maintenance requirements.
6. Create interest and visually unify and enhance the existing environment.
7. Promote safe and secure use of the site for both every-day users and visitors.
8. Use of appropriate plant species that will reduce irrigation, maintenance requirements, and the use of pesticides and herbicides.
9. Using quality, long lasting materials.
10. Using recycled materials where possible.
11. No noxious plants or plants known to be invasive or which become invasive will be planted.
12. Create a suitable landscape for the residents and a variety of outdoor areas such as a gym, reading/ relaxing and or small group areas and a BBQ area, pool area and raised garden walk.

The key landscape areas could be delineated as;

- The upper pool landing and associated planting.
- The primary or central communal landscape podium circuit walk.
- The outdoor gym area.
- The small groups raised island planting.
- The BBQ and picnic areas.

Walling and fencing

The raised garden beds are made up of combinations of rendered block and brick walls. These are also set at different heights to incorporate seating opportunity edges and stepped/ tiered planting to add interest and planting depth in some areas. There is a small section of pool fence at the top of the pool access stairs and some areas at the site boundaries that are all proposed to be of glass.

Planting

A selection of both exotic and native trees is proposed to visually enhance the proposed building and add scale and provide accent and seasonal amenity to the private communal areas. General planting and ground covers are selected for their visual amenity in a modern landscape while being low maintenance species.

Accent planting will be used to highlight entry points from towers and lead residents or visitors through the site. Owing to the lack of constant full sun more shade tolerant species are selected and a lush grove of small group seating areas is created beyond the open gathering BBQ areas in place of a communal lawn.

All garden beds are proposed to be mounded towards the middle at 1:4 to 1:5 to increase the sense of drama and present the planting out to the pedestrian arena.

Tree species have been selected to ensure that lower branches can be under-pruned to ensure good surveillance lines.

Site Furniture

It is proposed that a proportion of the allocated bench seating across the site will be fitted with back and arm rests to ensure equal access seating is available to all users. Shade structures and pergola structures will provide shade until the landscape becomes established. With a fixed electric double BBQ and a large double 'Butterfly Pergola' over two picnic tables and seats. An outdoor gym and a series of small custom prefabricated stools across the site.

Irrigation

It is proposed that there will be a permanent automated drip irrigation system and this will ensure that each plant receives the adequate amount of water particularly during dry periods. A minimum performance specification of this irrigation system will be provided at the construction certificate stage of the project and the Landscape Contractor will be requested to provide shop drawings and details to the Superintendent for Landscape Architects approval prior to installation. This irrigation system would be connected to the stored rainwater tanks on site and will not solely rely on potable water supply.

Paving

All proposed paths will be a combination of a light and dark grey concrete paving unit with selected areas being of recycled brick.

Ecologically Sustainable Landscape Works

Hardy native and or ornamental species are selected for their relatively low water maintenance requirements. A selection of long lasting crushed recycled inorganic mulches is intended for selected garden areas.

Access

In addition to access via lift from the lower parking areas the entire private communal landscape area is set out to provide equal access to all main public accessible areas and facilities. The pool area has an additional lift facility to ensure equal access to all upper level pool deck areas. Tactile paving and handrails are shown to all areas as required.

INDICATIVE PLANT IMAGES



REFERENCE MATERIALS

