10.2 Design Guidelines and Controls

The design proposal meets the objectives of the design guidelines and controls set by the Stage 1 Concept Proposal approval. Our design response to these objectives is as described below.

Urban blocks
The proposal continues the urban fabric and grain and is reflective of the city character. It supports the street network established by the parameter plan which adopts and aligns with the existing street grid of small urban blocks. The proposal is consistent with the envelopes established by the parameter plans in order that the street network is clearly defined.

Streets and lanes
The proposal supports the street network hierarchy established by the approval. It supports fine grained, active new east west lane way connections through the site. This new open space network facilitates safe accessible pedestrian movement across the site and facilitates their use for both planned and spontaneous activities.

In particular the project complies with the controls defining lane widths, the requirement that the lanes be open to the sky with the exception of canopies and tenant awnings, the requirement for a direct line of site into Little Hay and Factory Lane, clear pedestrian access paths in street edge activation zones, the provision of a Little Hay Street extension and the provision of level thresholds into retail and entrance lobbies.

Edges and activation
The building has been designed to accommodate a variety of activities to activate the public domain, including retail, dining, and apartment lobbies. Parking has been avoided on the ground floor and is sleeved on three sides, by apartments, the podium has been designed to provide definition to public spaces whilst minimising building bulk surrounding the public square minimising overshadowing to this important public space.

Residential entry points are clearly defined within the fabric of the podium providing a strong sense of arrival to the apartments above. They are distributed, as appropriate, around the base of the podium, their detail character responding to the number apartments to which they form an address and their immediate context.

Awnings provide weather protection around the entire perimeter of the building. This provides a consistent datum for both the project and continuity with adjacent projects.

The built form of the podium is visually separated from the towers above by a re-entrant in the building façade. The impact of services and back of house on the façade is minimised through the careful design and positioning of these elements on the façade. They are limited to the car park entry, mail rooms, substation, fire escapes and key fire services. These elements are minimised and distributed among the retail tenancies and apartment entries. Larger elements such as the substation and car park entry are located on Harbour Street, separate from the active pedestrian public domain.

This design Strategy results in 74.66% of the podium facade being active with 6.96% of this being apartment entries.

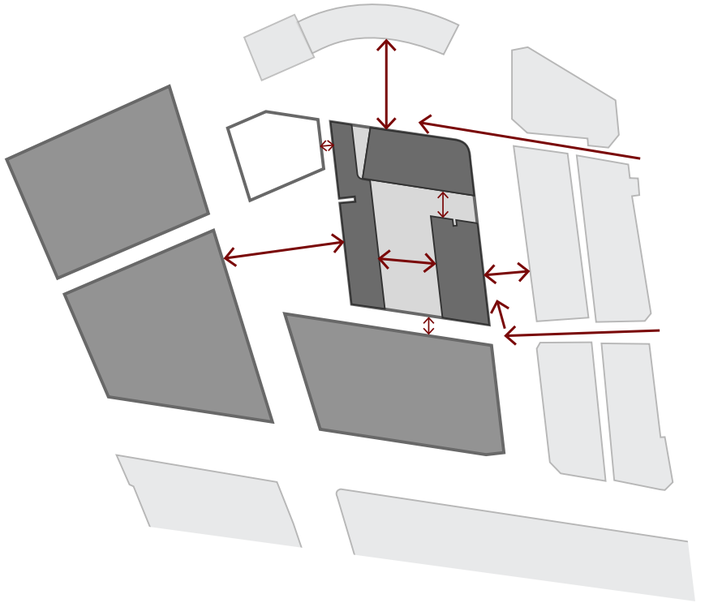

Figure 10.3 – Urban Blocks

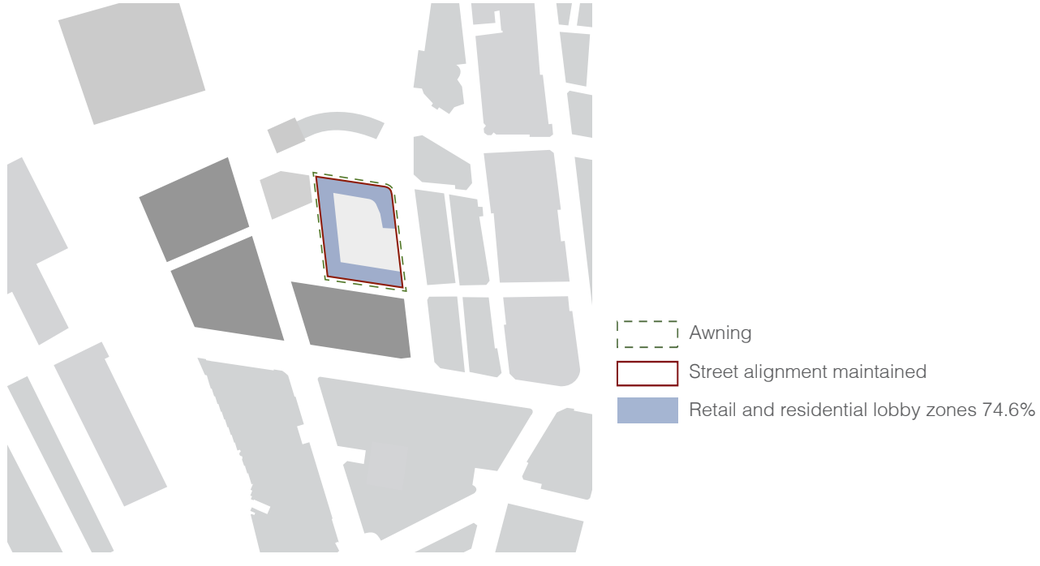

Figure 10.4– Edges and Alignments

10.0 RESPONSE TO STAGE 1 CONCEPT APPROVAL

Residential amenity and planning
The proposed design maintains the building depths, separations and height as established in the approved stage 1 Concept Proposal.

Apartments are designed and windows and balconies positioned in consideration of the availability of solar access, heat loads, views and privacy impacts of adjacent structures. Typically the buildings are more enclosed at low levels to protect privacy and open at upper levels to maximise views.

Podium roof
The podium roof has been designed as a fifth elevation for the building, providing considerable amenity for the residents of the proposed and surrounding buildings. Deep soil planting zones are provided to support larger tree installation, providing privacy and outlook from the blocks, careful separation between private and communal gardens is integrated into the scheme and the impact of plant and services minimised.

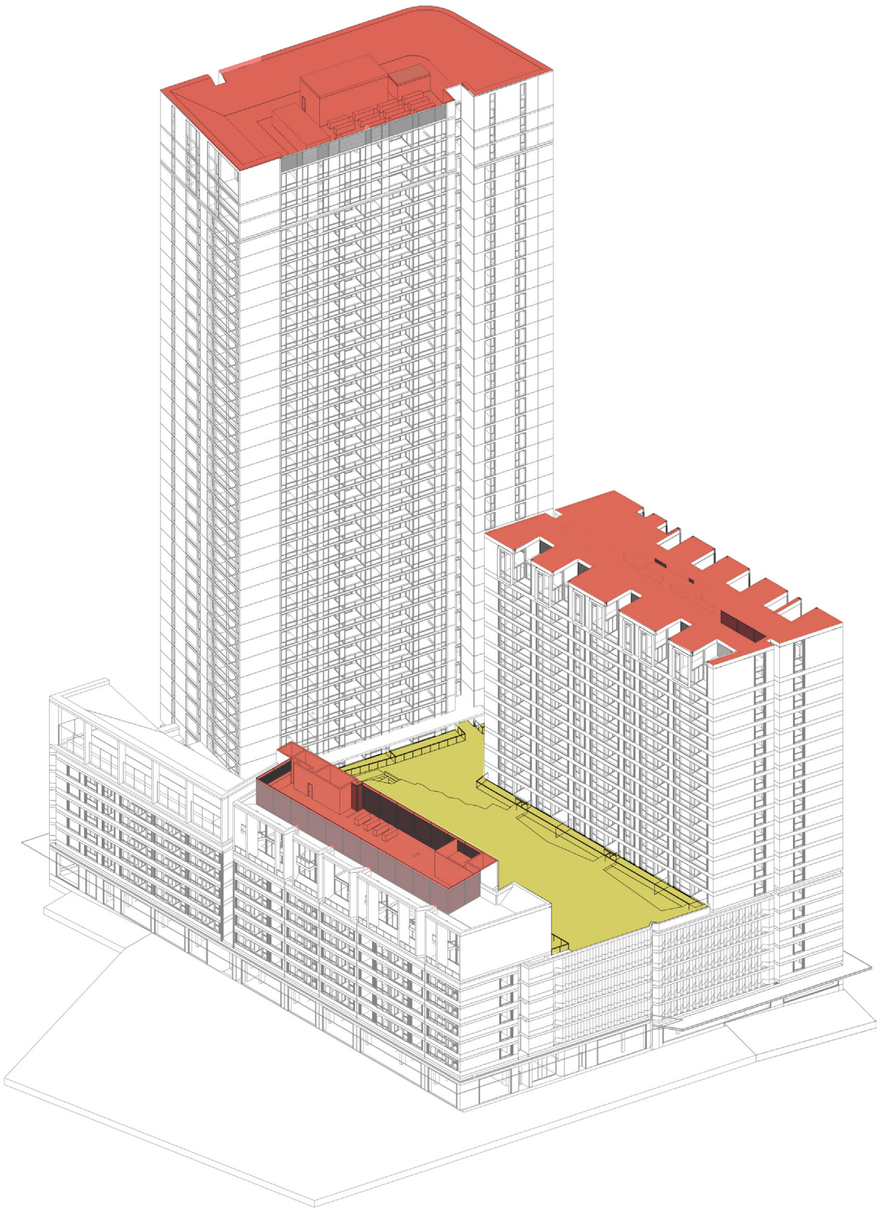

Figure 10.5 – Roof plant concealed within building form

10.0 RESPONSE TO STAGE 1 CONCEPT APPROVAL

Massing and built form (above urban blocks)
The project complies with the parameter plans set out in the Stage 1 Concept Proposal, including maximum envelope, height and minimum building separations. The broadest face of the tower has been articulated by vertical slots in the façade to minimise the bulk and scale within the streetscape.

The tower elements follow the alignment of the streets below to maximise internal building separation. They are articulated from the podium by a re-entrant.

All buildings are vertically articulated with recesses in the building form to reduce facade length.

Articulation
The architectural design provides a range of articulation responses from the large scale to the fine grained in response to detailed urban design considerations and internal amenity requirements. The level and finesse of building detail increases with proximity to the ground, providing a defined human scale at low levels. The tower elements are articulated from the podium by a strong re-entrant and change in architectural character.

The architectural language of the podium is articulated to address key urban conditions and to relate to the built form of the towers over. This results in a rich variety within a coherent building form.

The northern tower (NE3) is articulated in broad terms with strong horizontal and vertical concrete elements operating graphically with light and shade. The large scale of the tower is broken down by vertical recesses on the northern and southern faces. The finer detail of these components arises from their assembly and construction logic.

A similar strategy is implemented for the western block (NE2) above podium level. Large scale concrete elements define the outdoor space of the pool and the 2 storey apartments overlooking the square.

The eastern tower (NE1) and the podium buildings are defined by their use of brickwork and varying fenestration strategies. The building has a brick spandrel at low levels, screening the inhabitants from the public domain below while larger windows are implemented at high level where privacy impacts are reduced. Recesses in the building and entry points are articulated through the use of glazed brickwork.

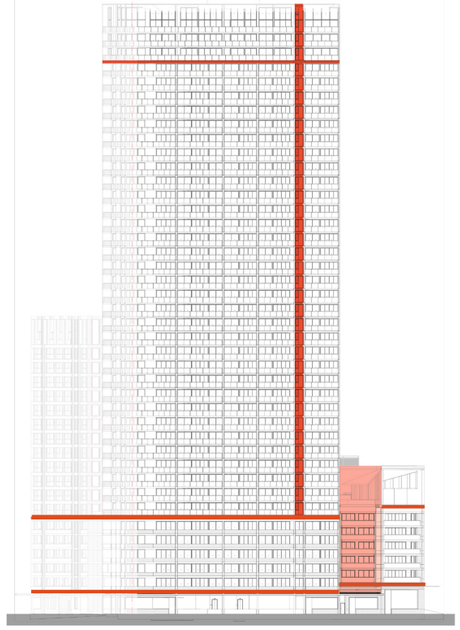

Figure 10.6 – North elevation

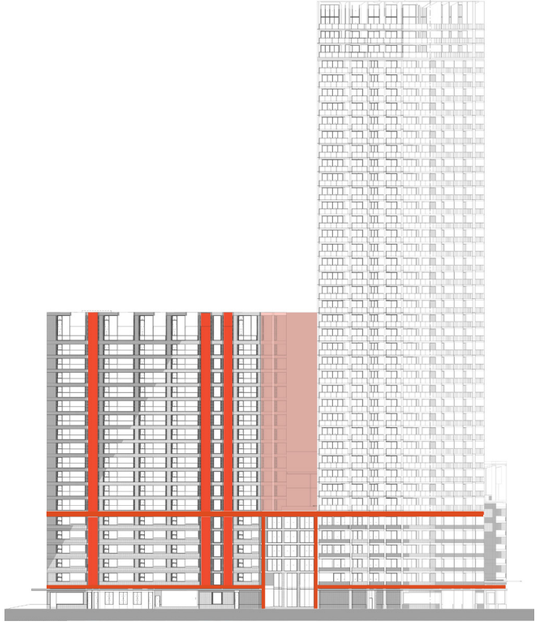

Figure 10.7 – East elevation

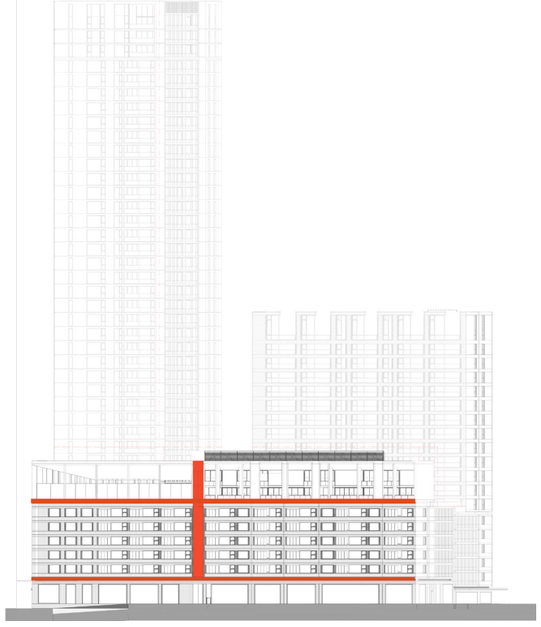

Figure 10.8 – West elevation

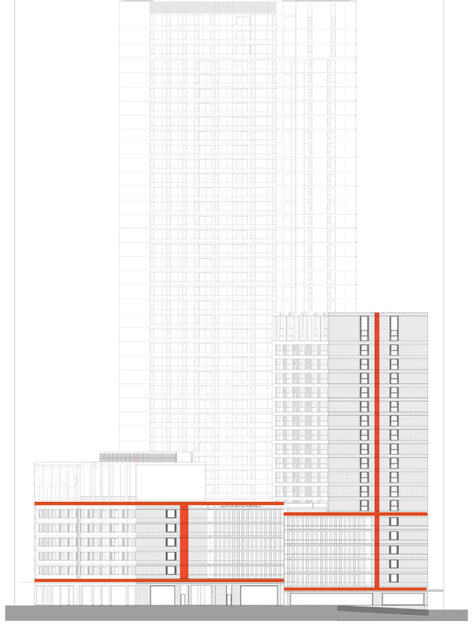

Figure 10.9– South elevation

10.0 RESPONSE TO STAGE 1 CONCEPT APPROVAL

Materiality
The material character of the building has been developed in consideration of the local context, the architectural design concept and the long term performance of the façade. A limited, direct palette of materials has been proposed of glass, metalwork, concrete and brickwork.

The large scale elements of the design are proposed in concrete whilst finer elements are proposed in brickwork. The use of brickwork ties the building to its local context of industrial an institutional brick buildings.

Each material is selected in consideration of its role and performance to deliver a low maintenance, high quality, long lasting, durable architectural response.
The attached table (at Appendix 11.4) addresses each relevant section of the Design Guidelines in detail.

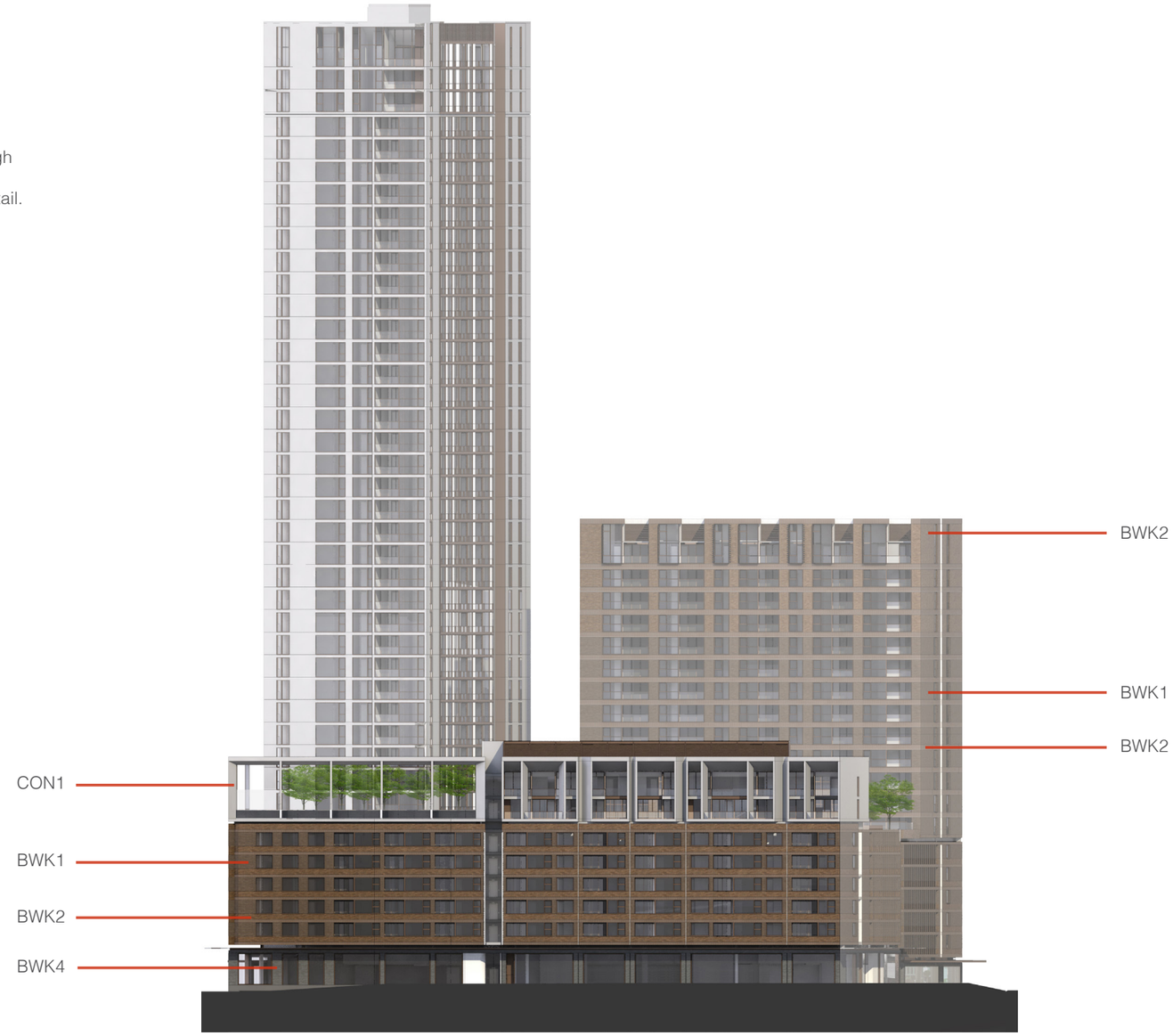

Figure 10.11 – Western facade showing materiality

External Finishes Schedule

BWK1 Brick (type one)
Dry pressed brick, matt - Mid brown

BWK2 Brick (type two)
Dry pressed brick, gloss – Mid brown to match BWK1

BWK3 Brick (type three)
Dry pressed brick, glazed - White

BWK4 Brick (Type four)
Dry pressed brick, matt - Dark

BWK5 Brick (Type five)
Dry pressed brick, gloss - Dark to match BWK4

M1 Metalwork
Aluminium (windows and door system) – powder coated – Bronze

M2 Metalwork
Other – handrails, louvres, etc – Colour matched to window glazing

M3 Metal work
Ground plane detailed handrails etc – Aluminium

GL1 Glazing
To meet environmental and acoustic requirements

CON1 Concrete
Precast – white

CON2 Concrete
Insitu – white

TI Pool tiles to be selected

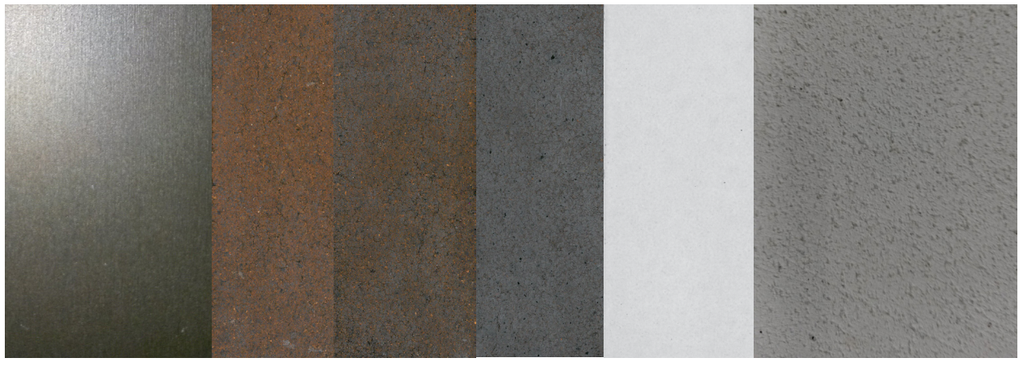

Figure 10.12 – Bronze metalwork

Figure 10.13 – Brickwork

Figure 10.14 – In situ and precast concrete

10.3 Stage 1 Concept Proposal Conditions of Consent

The design responds to the conditions of consent of Stage 1 Concept Proposal approval. The relevant conditions affecting the architectural design of the proposal are set out below.

CONDITION B1 - The building design achieves a high level of design incorporating a high degree of modulation with a range of high quality materials and finishes

The design proposed has significant and appropriate modulation with high quality materials and finishes proposed. The design of the block has been considered as a cohesive urban element yet each part has been articulated in response to its use and particular context in the urban fabric.

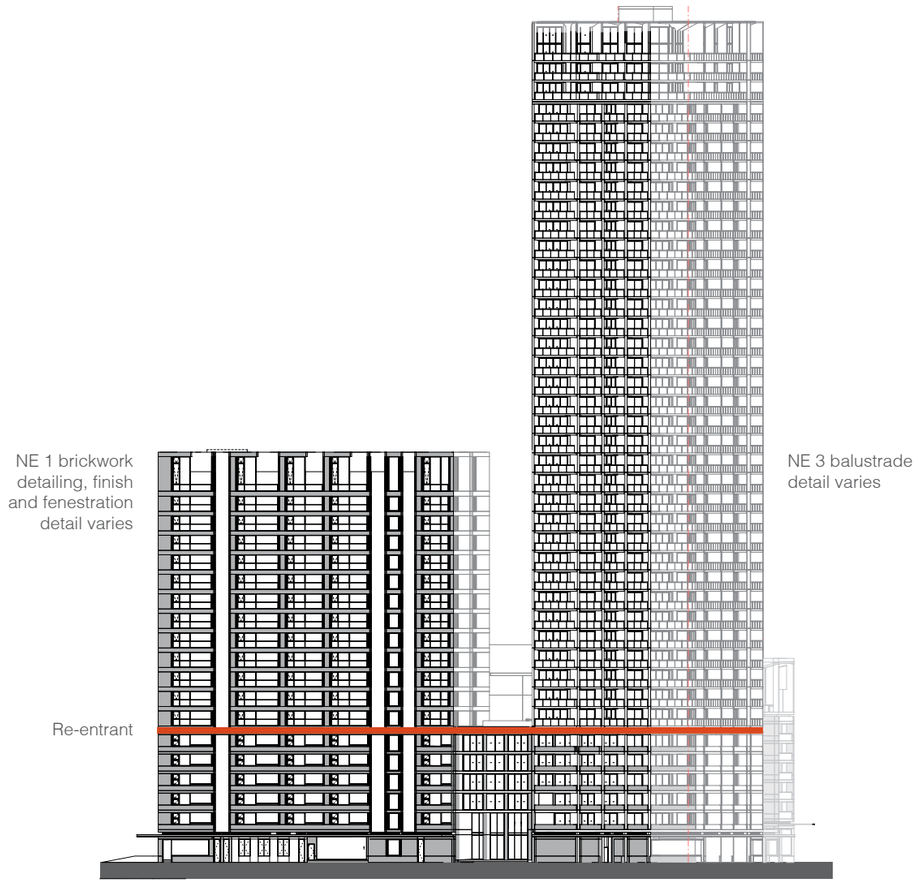

Figure 10.15 – The podium is defined from the towers by a re-entrant that wraps around each elevation

CONDITION B2 - Appropriate articulation between the podium and the towers over has been provided through a re-entrant in the building form.

The building form proposed has an appropriate articulation between the form of the podium and the towers above. A re-entrant is incorporated at the junction between the podium and the tower typically. This detail varies slightly in location and extent to suit the varied design of the podiums and towers. This detail is supplemented by a change of architectural character and material between the podiums and the tower. In NE1 this is characterised by a change in fenestration design, in NE2 by both a form and a material change from brick to concrete, and NE3 varies in terms of the design of the balustrade, changing from brick spandrel to glass balustrade.

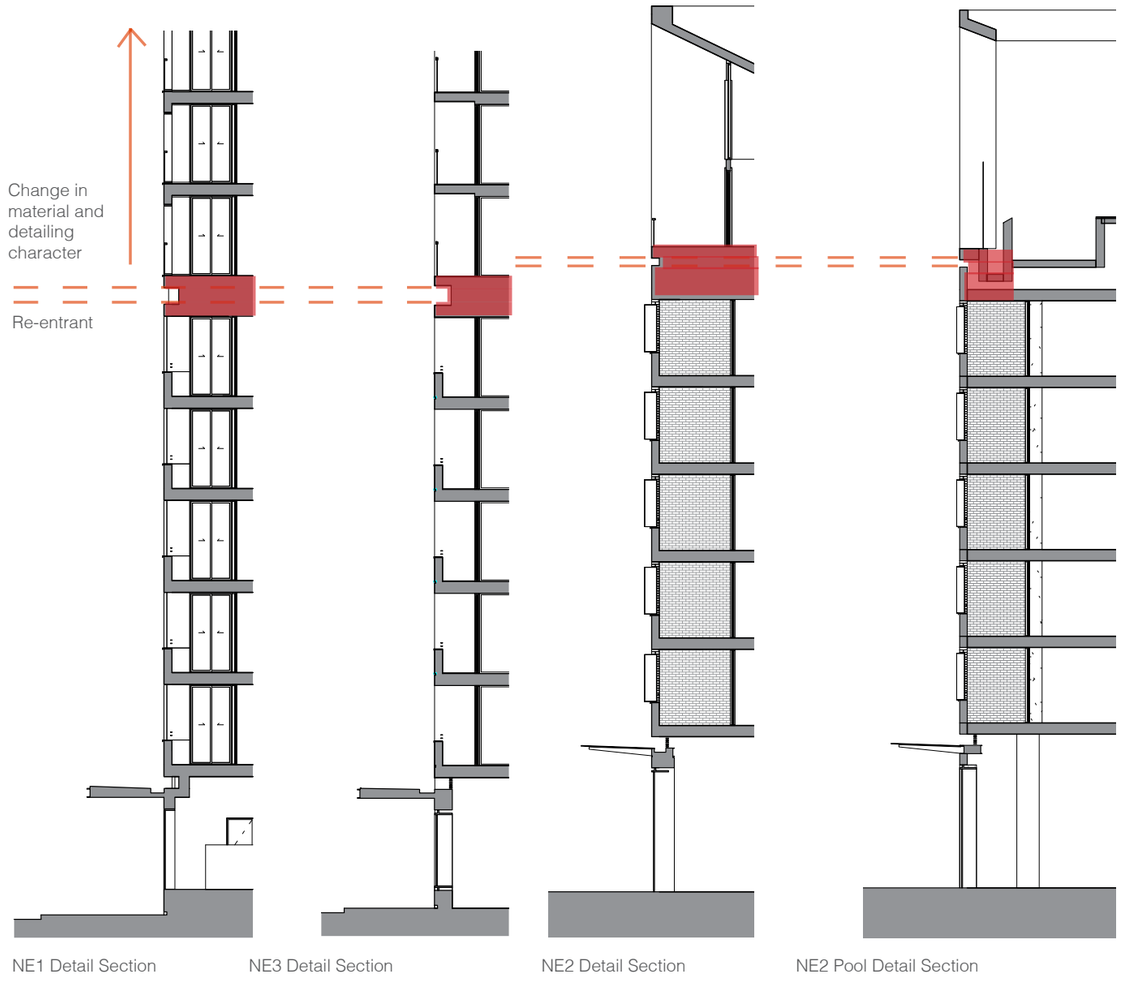

Figure 10.16 – Sections through re-entrant showing detail and alignment adjusting in response to various podium and tower designs

CONDITION B3 - Street level activation has been maximised on all facades.

The design of the podium has been developed to maximise street activation. This has been achieved by minimising the extent of services, vehicle access and egress points on the street. These elements as well as apartment lobbies have also been consolidated and carefully located to allow maximum flexibility of retail arrangements along Little Hay Street, Darling Square and Factory Lane.

Figure 10.17 – Ground floor entry activation

CONDITION B4 - The building form has been articulated at building corners to ensure good pedestrian sight lines and visual safety. This is enhanced by the implementation of glazed retail corners.

The design of the ground floor has encouraged good pedestrian site lines across building corners. This has been achieved with a soft curved corner at the junction of Harbour Street and Factory Street as well as by locating retail tenancies at each corner and providing views across these corners with the fenestration design.

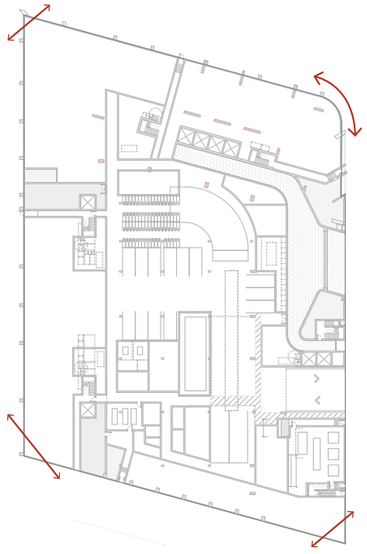

Figure 10.18 – Ground floor corner activation

CONDITION B5 - The building form has integrated the design of within podium car parking and associated ventilation.

The building design has mitigated the impacts of above ground car parking. The car parking is sleeved by apartments on the 3 principle elevations, to Harbour St, to Factory Lane and to the Square. The car park ventilation is integrated into the design of the podium by a brick screen. It is further screened from the public domain by the shop front awning, planting in Little Hay St and the narrow dimension of Little Hay Street.

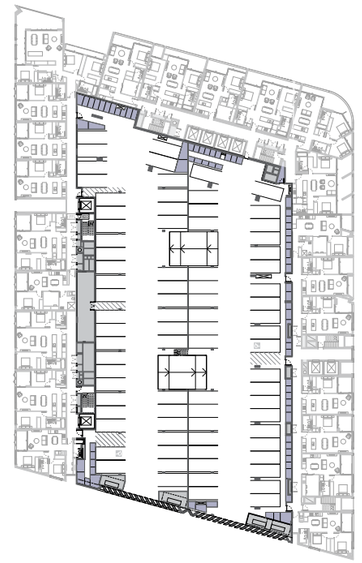

Figure 10.19 – First floor carpark

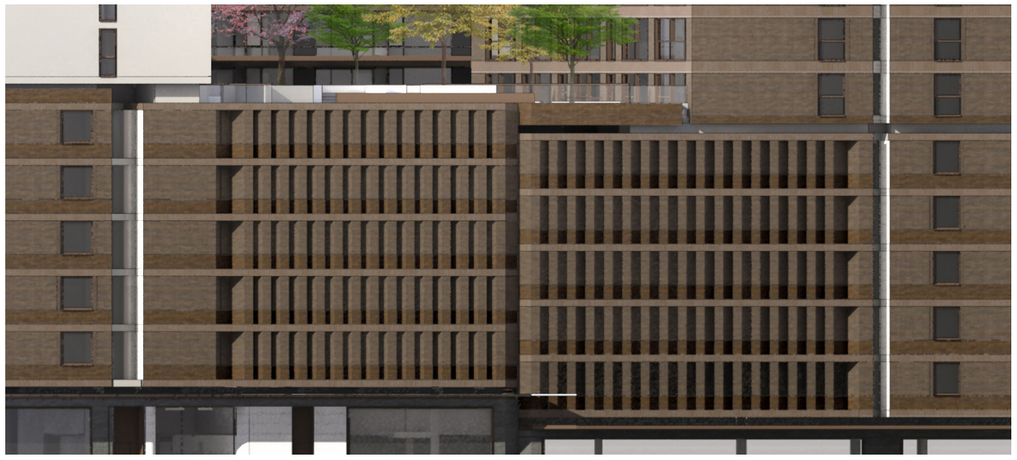

Figure 10.20 – South elevation carpark screen