

1.



2.



3.



PICTURED
1/ Podium viewed from Main Street
2/ Childcare afternoon outdoor play area
3/ Childcare morning outdoor play area
4/ Childcare courtyard & atria



4.0 PROJECT DESCRIPTION



4.2.3 HERRING ROAD INTERFACE (LEVEL 01)

The main residential entrance lobby is located on Level 01 fronting Herring Road. This location has been selected as it provides near level pedestrian access to Macquarie University Train Station, Macquarie Shopping Centre and also Macquarie University, all key infrastructure elements within the current context.

The tower floorplate above has been lifted by two storeys to present a generous two storey scale to Herring Road, thus continuing the 2 storey expression fronting Main Street whilst also clearly following the natural gradient of the site. (refer to image on following page).

Lobby glazing is set back from the tower above by 3 metres to provide a landscaped noise and privacy buffer from traffic on Herring Road. Warm bronze vertical aluminium fins wrap around the lobby glazing to create a sinuous privacy screen which limits views into the lobby while also creating a warm and intimate interior feel.

Immediately adjacent the residential lobby, a three storey landscaped void opens to the childcare centre below. This void carries light and ventilation into the childcare centre, whilst creates a base for the tower 'crease' above to seamlessly wrap its architectural language of vertical aluminium fins into the facade of the residential lobby.

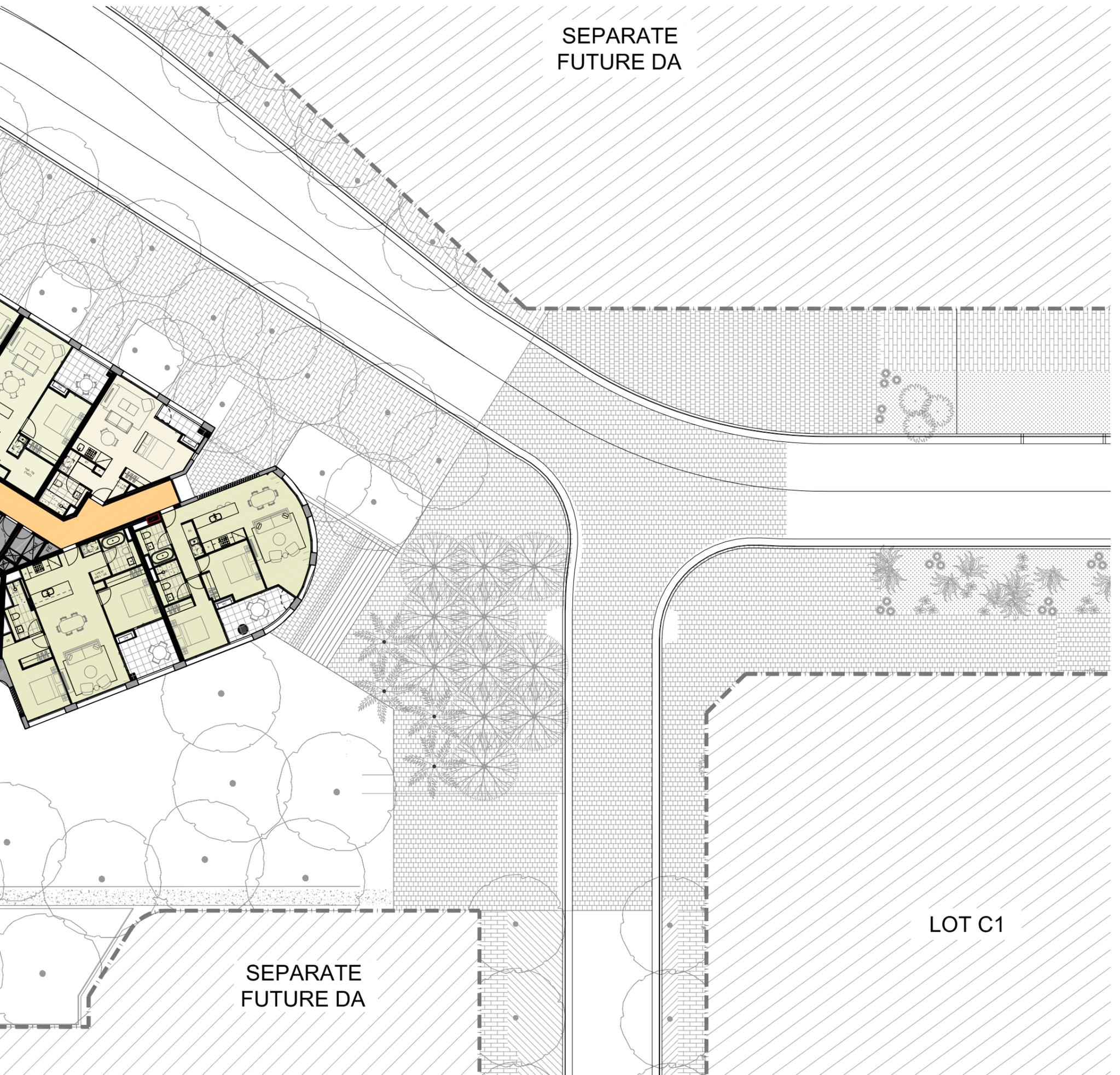
The lift lobby is centrally located within the building footprint. 3 residential lifts are provided in addition to two fire escape stairs. 11 residential apartments are arranged around the central circulation corridor predominantly with eastern and western orientation. The ground floor RL has been carefully set so as to ensure a minimum of 1.5 metres between northernmost residential apartment and the footpath to the entrance road.



Principle 7: Safety

Good design optimizes safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

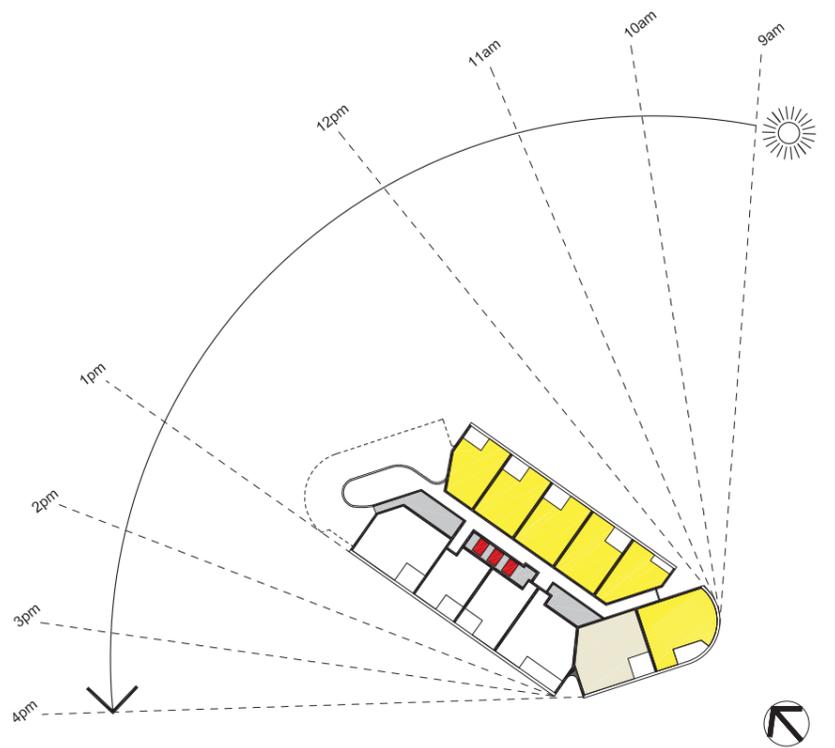
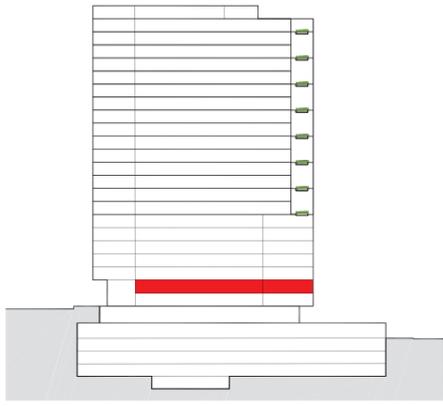
A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.







4.0 PROJECT DESCRIPTION



4.2.4 LEVEL 02 PLAN

Level 02 contains 11 residential apartments consisting of 1 x studio, 6 x one bedroom apartments, and 4 x two bedroom apartments. One bedroom apartments are generally oriented in the 'linear' portion of the tower with outboard living areas and balconies enabling them to achieve a minimum of 2 hours of solar access in mid winter.

Two bedroom apartments are generally located in the curved ends where they benefit from panoramic views out from living areas, or around the fold in floorplate geometry where the 'crease' occurs.

Placing two bedroom apartments at this fold enables these units to achieve full frontage to all bedrooms while still remaining of an efficient and affordable size, thus eliminating the common need to restrict frontage into the second bedroom which is common in compact apartments. Key to our design approach has been to ensure that all second bedrooms achieve full width facade frontage to maximise residential amenity achieved through access to daylight and views.

The lift core is centrally located within the floorplate. A garbage room containing garbage and recycling chute are located immediately adjacent the lift core, with escape stairs located towards the ends of each corridor to minimise travel distances in accordance with BCA requirements.

Where possible, external air conditioning units have been designed into integrated screened areas within the building facade so as to provide a considered design response which does not negatively impact on future usability of balconies.

- Studio Apartment (x 1)
- One Bedroom Apartment (x 6)
- Two Bedroom Apartment (x 4)
- Three Bedroom Apartment (x 0)
- Achieves 2 hours Solar Access 21st June
- Achieves no Solar Access 21st June

