

Attachment D2

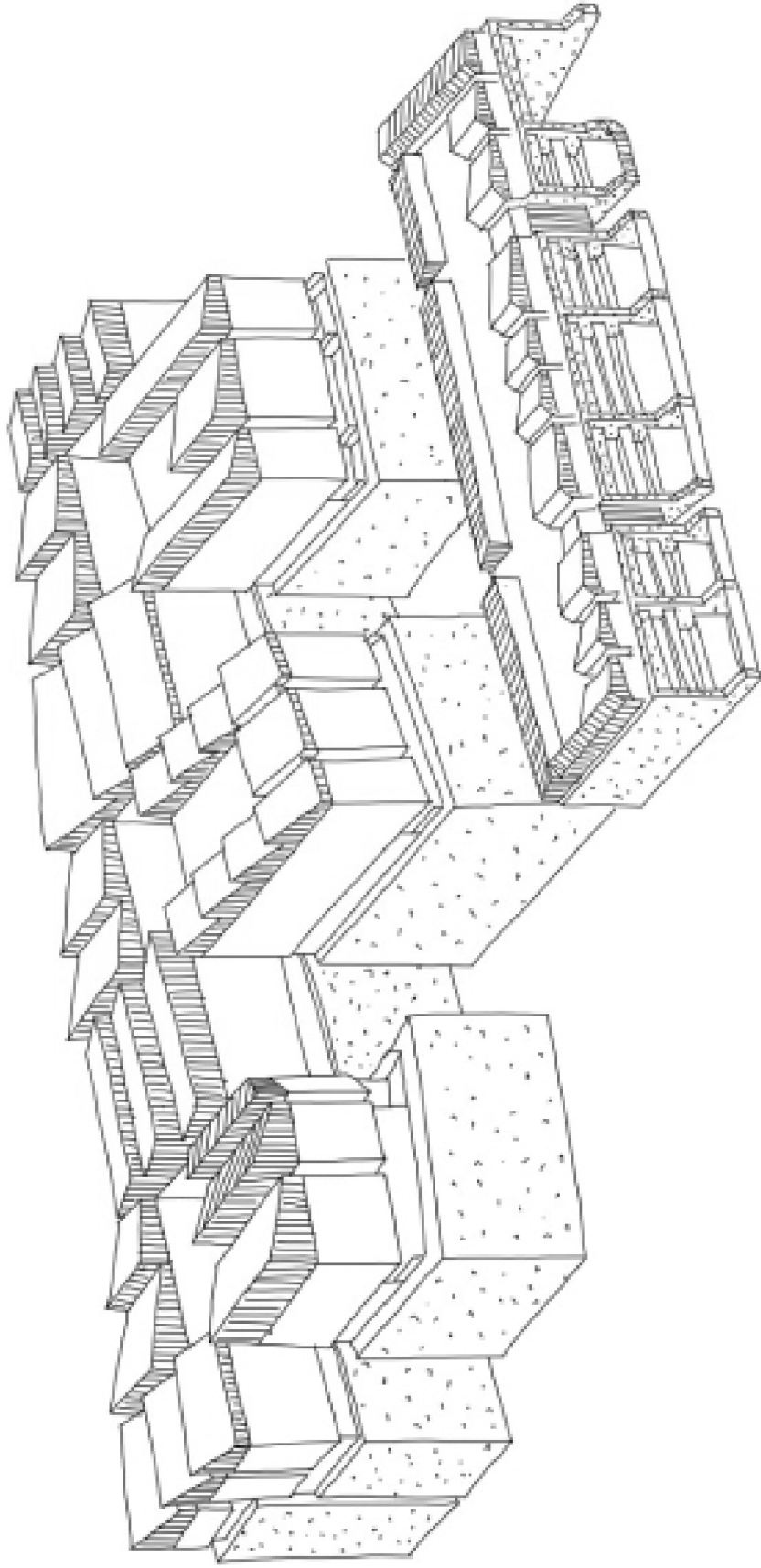
Architectural Design Report

Design Strategies Architectural Expression

The architectural expression comprises a stacking of two systems; the large scale, robust masonry expression of the lower levels, capped by a smaller scale expression of raking metallic volumes.

The orientation of the masonry roofs varies across the site to create visual interest and contrast, whilst also reducing solar access impacts to adjacent properties and reducing self-shading within the site.

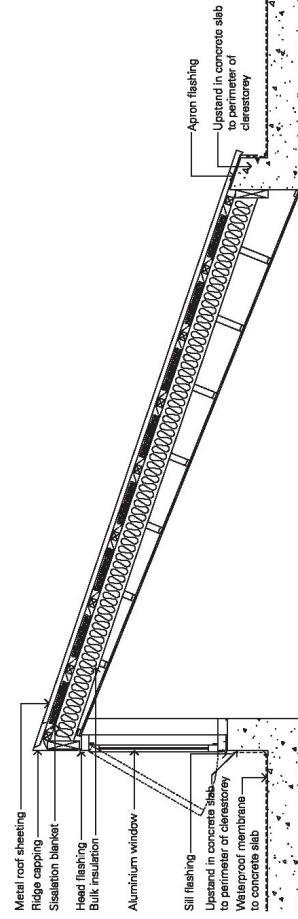
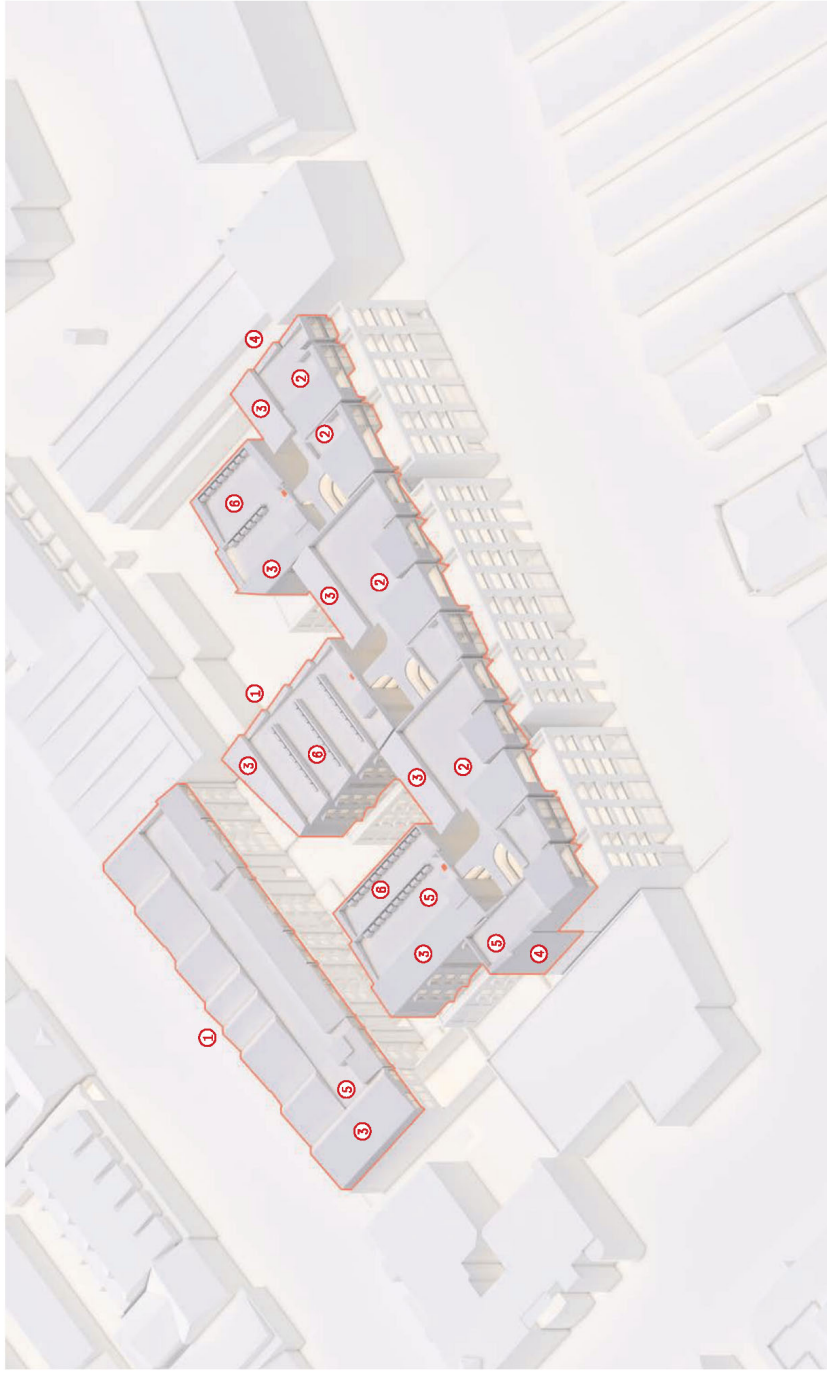
The upper level volumes on Building A are inset from the lower masonry levels, reducing scale perception and avoiding sheer vertical walls.



Design Strategies Roofscape

The roofscape has been designed with the following principles:

1. The intention is to provide a clear sawtooth expression, resonating with the industrial identity of the Alexandria context.
2. The sawtooth form is reiterated with the provision of clerestory roof forms, oriented to match the sawtooth parapet in all instances.
3. In the instances where sawtooths rake down towards the edge of the building, roof sheeting is incorporated, presenting the building as a metal roofed structure from all streetscape approaches.
4. A rotational symmetry is introduced into the roof form, with the distinctive raking forms rising in opposing directions on the two McEvoy Street approaches.
5. The proposal avoids full sawtooth roof form in order to avoid complex box gutters and therefore providing a straightforward roof surface with sheet waterproof membrane.
6. Roof-mounted A/C condensers are located adjacent to sawtooth ridges to prevent visibility from the surrounding context.

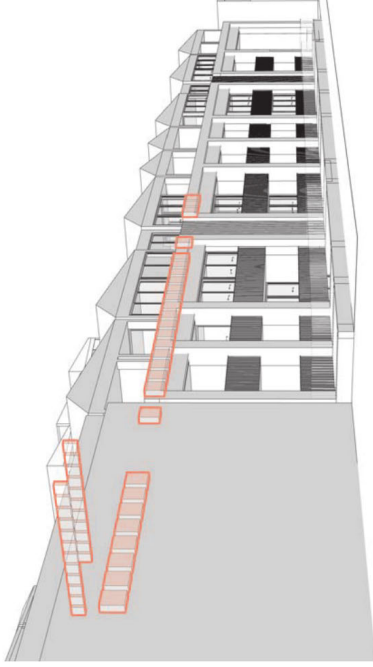


Typical clerestory - schematic section

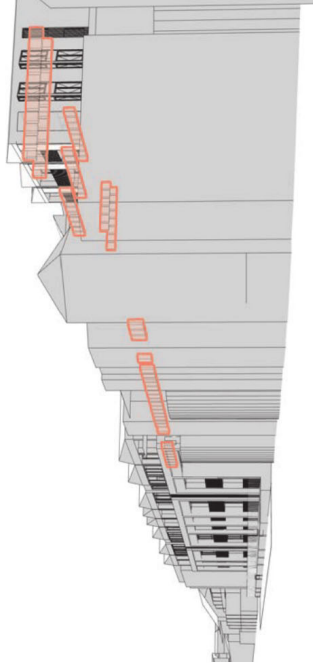
Design Strategies Roofscape

The sawtooth architectural roof form is utilised to conceal air conditioning condensers. In all instances, condensers are located adjacent to sawtooth upstands, preventing visibility from all surrounding streetscape locations.

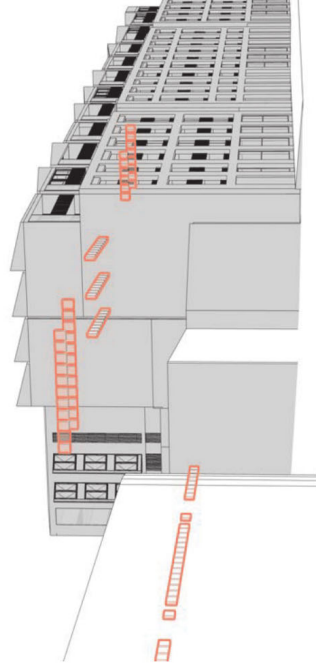
The diagrams adjacent demonstrate the approaches to the proposal from both McEvoy Street and Lawrence Street. For clarity, the completely concealed A/C condensers are shown red; none of these condensers are visible from the streetscape.



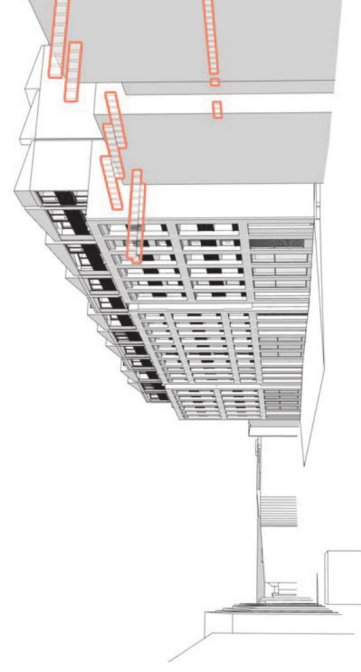
Approach from Lawrence St, East



Approach from Lawrence St, West



Approach from McEvoy St, West



Approach from McEvoy St, East

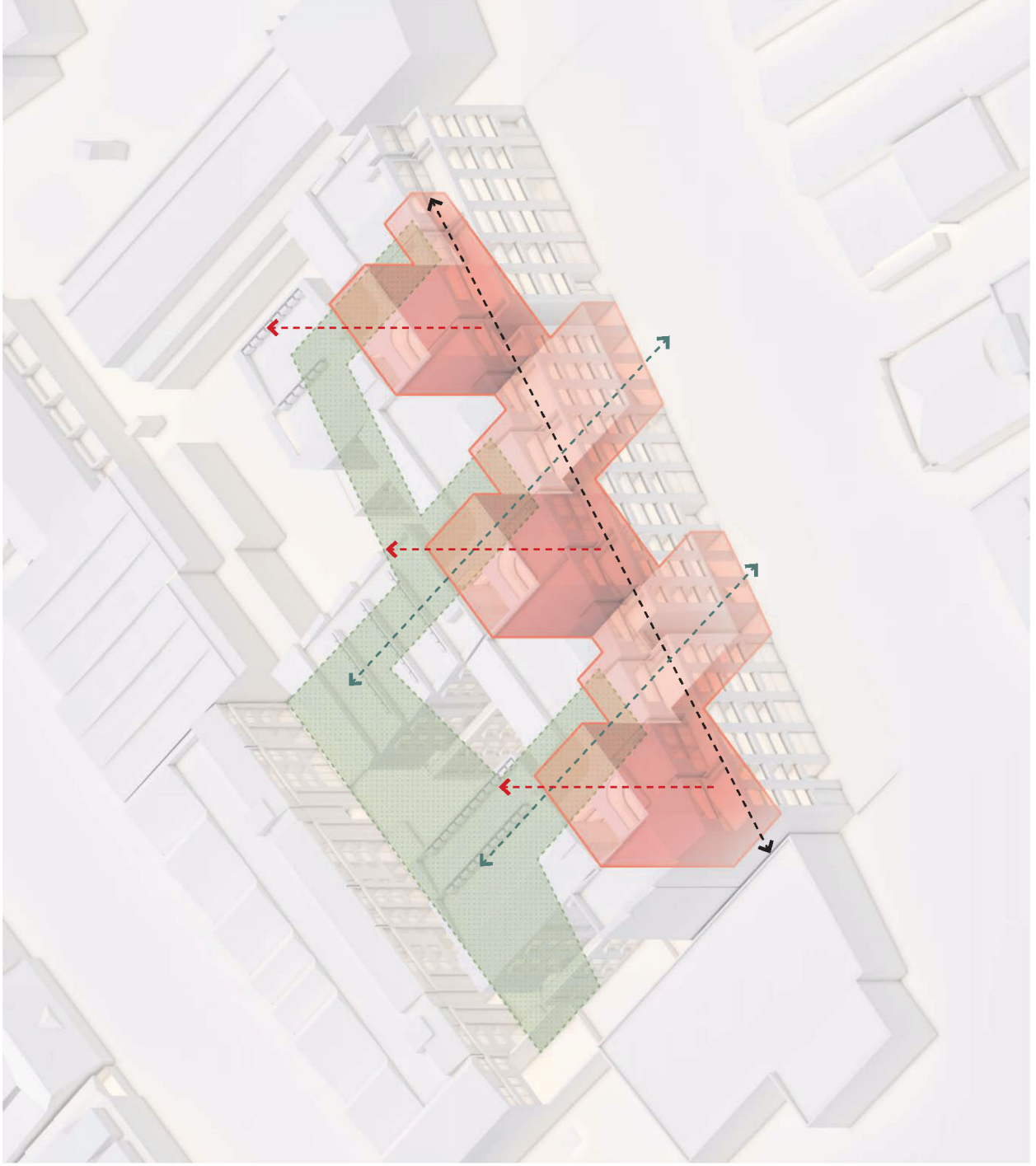
Design Strategies Permeability

Permeability is a key intention of the design proposal, opening the building to create spatial qualities and opportunities for natural ventilation and light, flushing the building and preventing stale air.

Building A contains permeability on three intersecting axes:

1. North-south axis, aligned with the entries to the ground floor. This provides view lines from the public domain through to the central landscape space and supports air movement through the building.
2. East-west axis, running laterally across the length of the groundplane. This provides a connection between the two entry points and supports the ease of movement throughout the groundplane. The lateral axis connects to the vertical voids.
3. Vertical axis, comprising the three voids that occur along the length of the building. 'Skybridges' span across these voids, providing a memorable entry sequence to the individual apartment doors. The voids provide opportunities for secondary natural ventilation to apartments via acoustically controlled plenums above apartment doors, and solar access to upper level apartments via large format glazing to the void.

Collectively, these axes produce a thoroughly permeable building form, dramatising the spatial experience, supporting the visual connectivity to create a sense of community and enhancing amenity.



Design Strategies Lightwells

The proposal features three naturally ventilated lightwells, one associated with each core for Building A. The lightwells provide a distinctive journey from the building entry points to the apartment, by comparison to a conventional internal corridor configuration.

The naturally ventilated lightwells provide a source of secondary light and ventilation to the majority of dwellings within Building A.

The 3d image to the right indicates the intention of these spaces, providing organic geometry as a counterpoint to the rectilinear geometry of the masonry form.

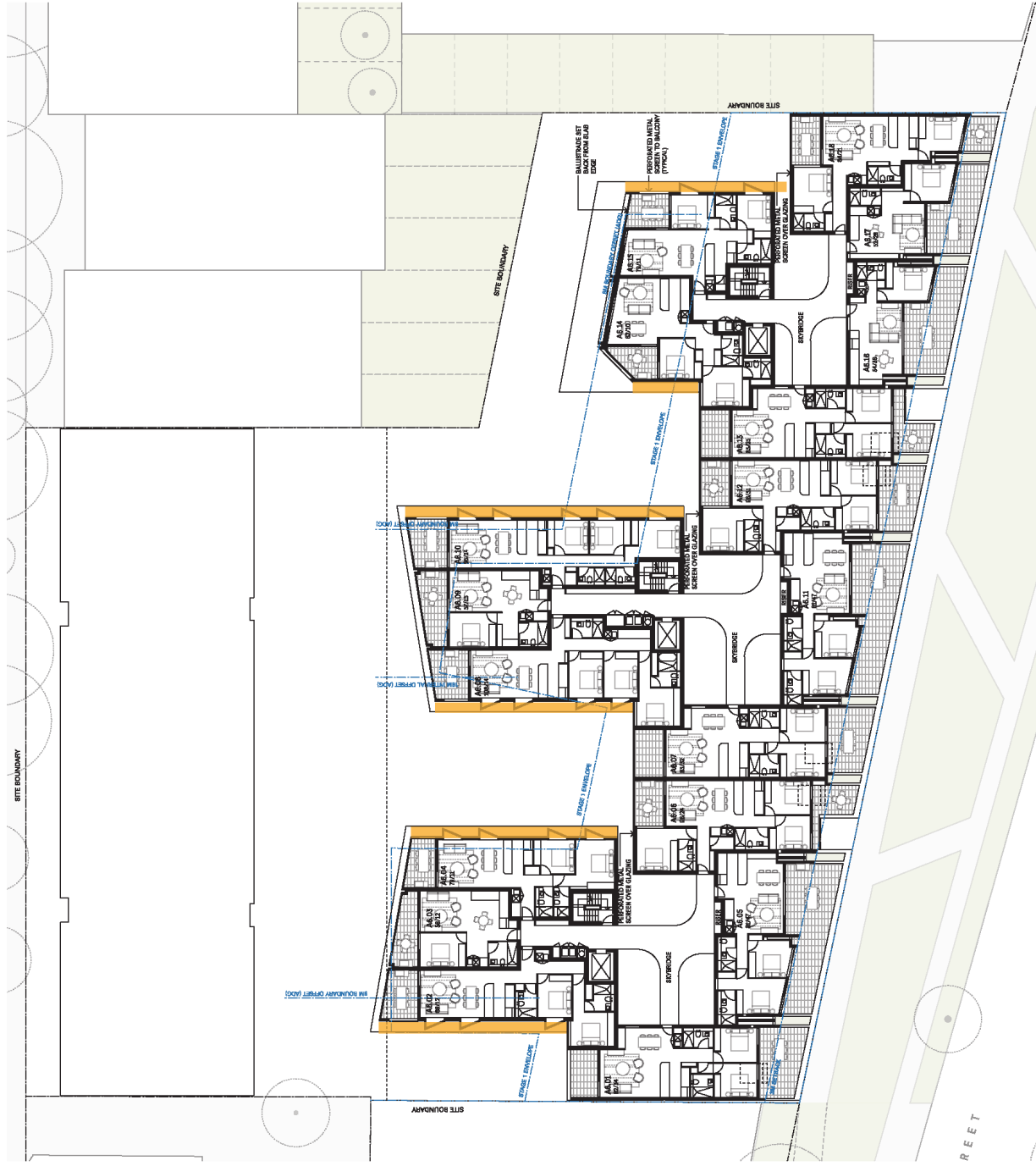


Design Strategies Building Separation and Side Setbacks

The bulk and scale of the scheme, along with the building articulation have been carefully considered to ensure that the proposed provides high quality spaces between the building projections.

Offering a quiet passageway, protected from McEvoy Street, the side setbacks of the upper levels from Level 4 have been centered over the masonry volumes beneath.

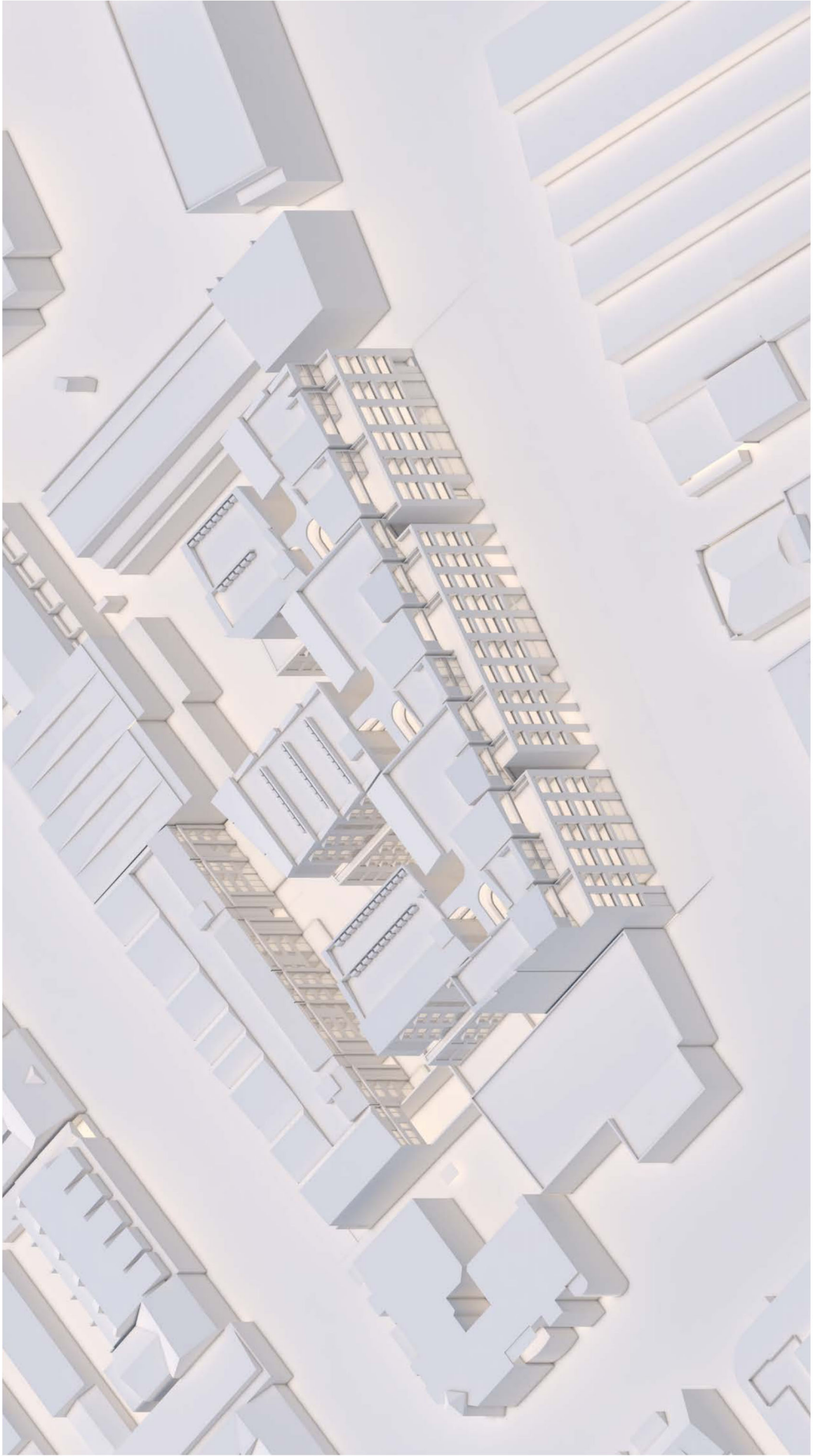
Highlighted in yellow, this setback avoids the condition of a full height sheer wall to the communal spaces below, thereby reducing presence of bulk and scale from within the linking landscape passages.



Typical Upper Plan (L6)

**Design Strategies
Building Separation and Side Setbacks**

Massing: Proposed Scheme



**Design Strategies
Building Separation and Side Setbacks**



Design Strategies Building Separation and Side Setbacks



View Looking to Building B - Level 2

The living rooms to the Building A through apartments contain private outlooks along the length of the breaks between the projecting bays. Privacy is provided through the provision of fluted glass window boxes to the flanking bedrooms, and the large distance to Building B in excess of 30m.

Design Strategies Communal Areas and Landscaping

Planting Palette

Trees



Acer palmatum
Japanese Maple



Elaeocarpus eumundi
Quandong



Hibiscus tiliaceus
Cotton Tree



Waterhousea floribunda
"Green Avenue"
Weeping Lilly Pilly

Shrubs and Accents



Aucuba japonica
Gold Dust Plant



Alcantarea imperialis 'Rubra'
Giant Bromeliad



Alocasia brisbanensis
Spoon Lily



Alpinia nutans
Dwarf Cardamom



Alpinia zerumbet
Shell Ginger



Arthropodium cirratum
Renga Lily



Viburnum odoratissimum
'Emerald Lustre'
Sweet Viburnum



Philodendron 'Rojo Congo'
Rojo Congo



Zamioculcas 'Zanzibar Gem'
Cardboard Palm



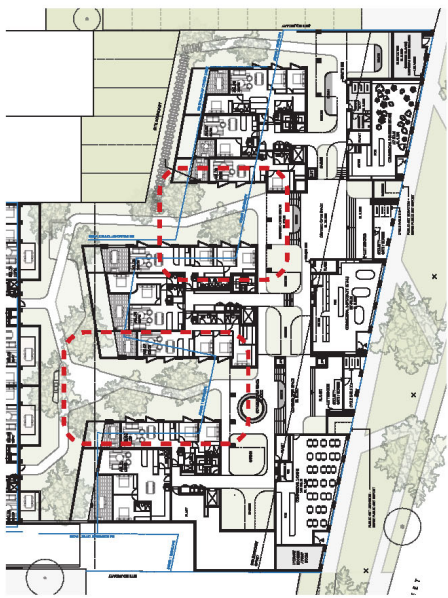
Diacontra repens
Kidney Weed



Lirope muscari 'Just Right'
Lirope



Viola hederacea
Native Violet



Design Strategies Communal Areas and Landscaping

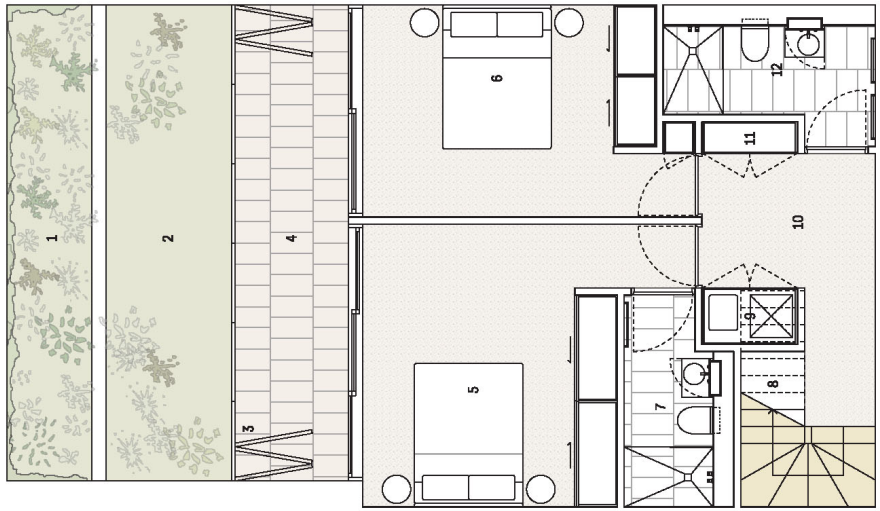
The abundant planting between the projecting bays transforms this space into a tranquil landscape presence. The pathway weaves through the space, presenting landscaping on axis and embedding the residents in the garden. Thickly planted edge conditions and width of garden beds provide visual and acoustic privacy to the adjacent bedrooms and an abundant backdrop of greenery from the building entries on McEvoy Street.



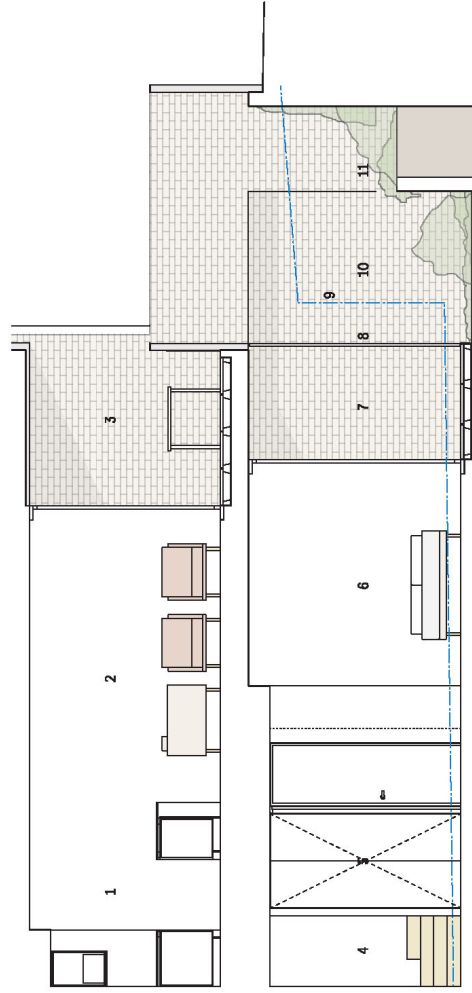
View Looking to Building B - Ground Floor

Design Strategies Lawrence Street Maisonettes

The proposal incorporates two storey maisonette apartments fronting Lawrence Street. The maisonettes contain upper living areas set approximately 400mm above Lawrence Street and a bedroom level set below Lawrence Street level. A stepped planter edge softens the outlook and provides a layered vertical landscape.



- Plan - Key**
1. Terraced planter
 2. Deep soil area
 3. Bi-fold security / privacy screen
 4. Paved terrace
 5. Main bedroom
 6. Secondary bedroom
 7. Ensuite
 8. Laundry
 9. Storage under stair
 10. Wide hall
 11. Storage area
 12. Bathroom

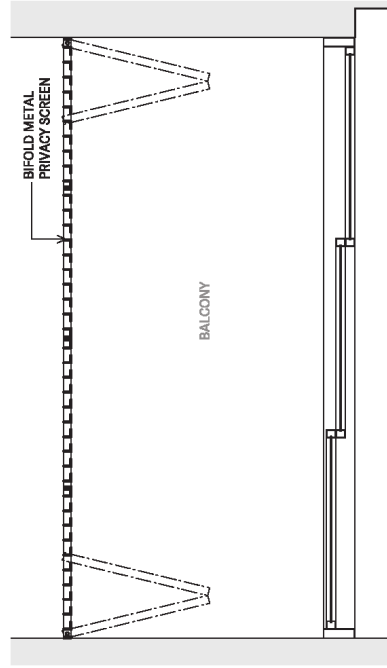
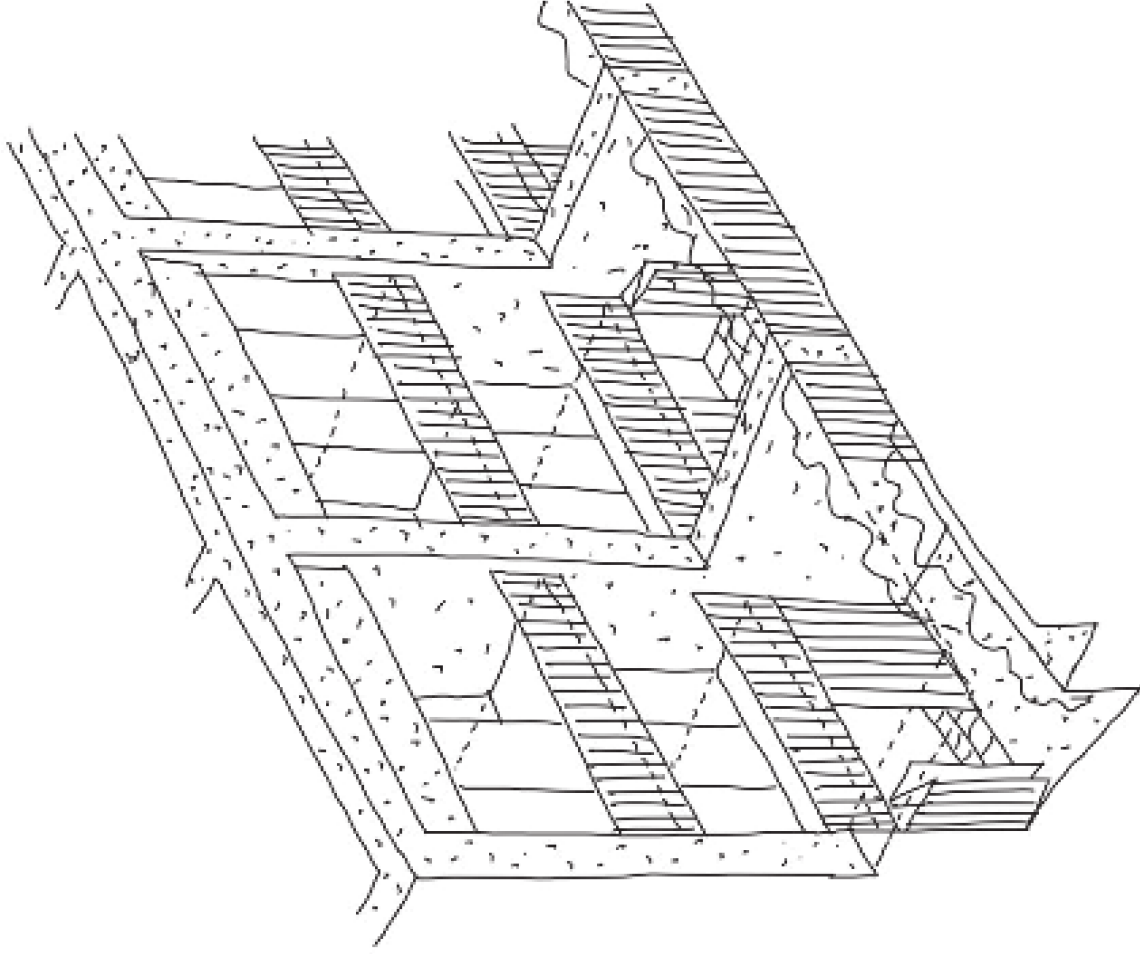


- Section - Key**
1. Kitchen
 2. Living / dining
 3. Balcony (provides outdoor space in accordance with ADG requirements)
 4. Stair beyond
 5. Laundry cupboard
 6. Bedroom
 7. Covered terrace
 8. Bi-fold security / privacy screen
 9. Existing ground level shown dotted
 10. Open terrace
 11. Tiered planter

Design Strategies Lawrence St Maisonettes

The Building B ground floor maisonettes improve upon the previous scheme, offering north-facing bedrooms to private, landscaped courtyards. With deep soil along this area, the level drop from the street to the dwellings will be mitigated through significant planting.

To ensure privacy and secure ventilation, lockable operable metal screens are proposed to the bedrooms below. For added privacy, ground floor bedrooms have been set back behind the predominant line of the building above. The screens are designed to match the balustrades above, matching the material and finish and anchoring the base of the building with refined architectural detailing.



Maisonette plan detail

Effective Openable Area Calculation			
Floor area served	10	sqm	
Openable area - sliding doors	6.76	sqm	(67.6%)

Design Strategies Lawrence St Ground Floor Bedrooms

The ground floor bedrooms to Lawrence St open onto courtyards with tiered planters and substantial deep soil.

Privacy is provided to these areas through a layering of window dressing, privacy screening and planting.



Building B North-facing bedrooms, addressing private courtyards

Design Strategies Lawrence St Ground Floor Bedrooms

Vertically batted screens can be drawn across the covered verandahs, providing additional privacy and secure ventilation when required.



Building B North-facing bedrooms, privacy screen closed

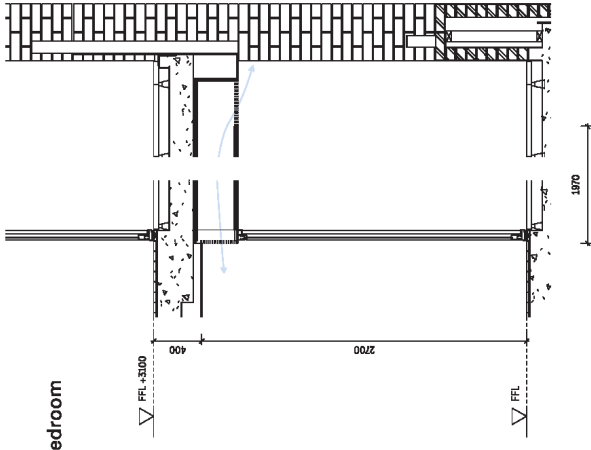
Design Strategies Acoustically Controlled Natural Ventilation

Plenum Types - Typical Lower Floor (L2)



Horizontal Plenum Type 2 - Bedroom, Inset

Height 350mm
Length 1970mm
Septum: Yes

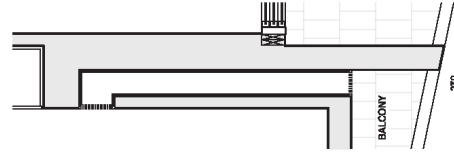


Horizontal Plenum Type 1 - Bedroom

Height 350mm
Length 1970mm
Septum: Yes

Vertical Plenum Type 2 - Living Room

Width 230mm
Length 2340mm
Septum: Yes

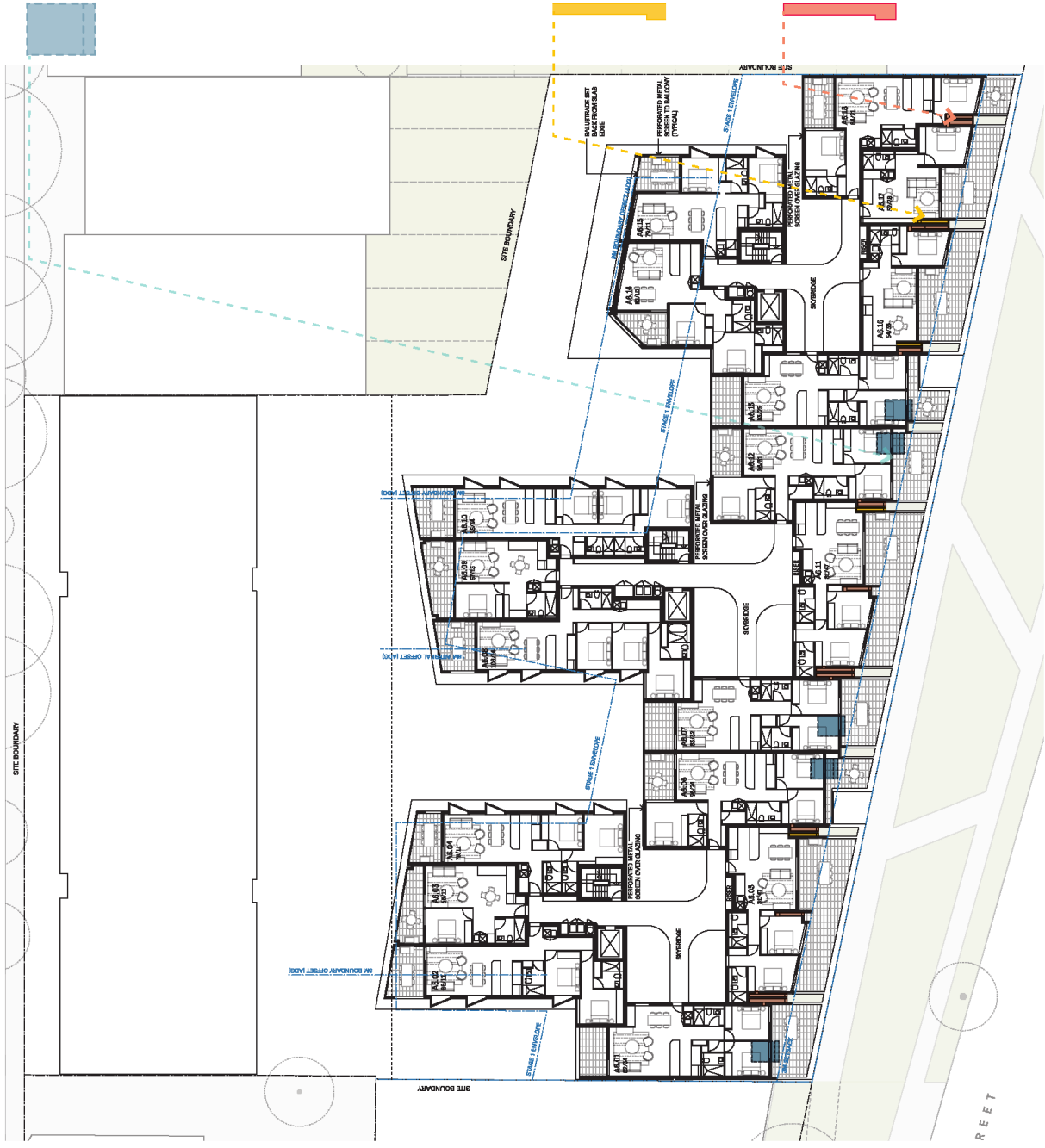


Vertical Plenum Type 1 - Bedroom

Width 230mm
Length 1970mm
Septum: Yes

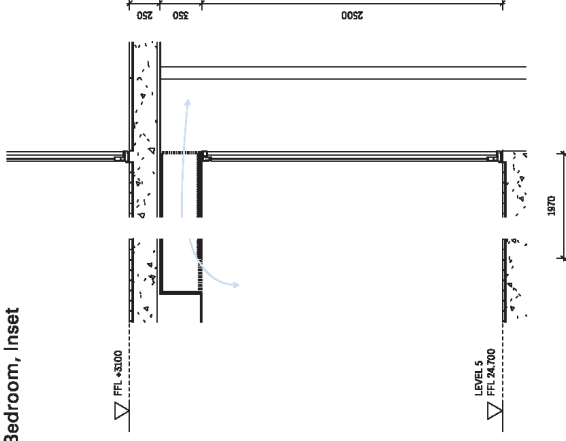
Design Strategies Acoustically Controlled Natural Ventilation

Plenum Types - Typical Upper Floor (L6)



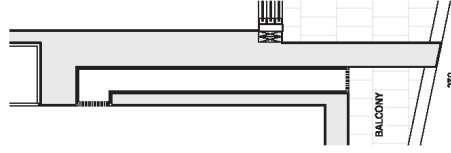
Horizontal Plenum Type 2 - Bedroom, Inset

Height 350mm
Length 1970mm
Septums: Yes



Vertical Plenum Type 2 - Living Room

Width 230mm
Length 2340mm
Septums: Yes

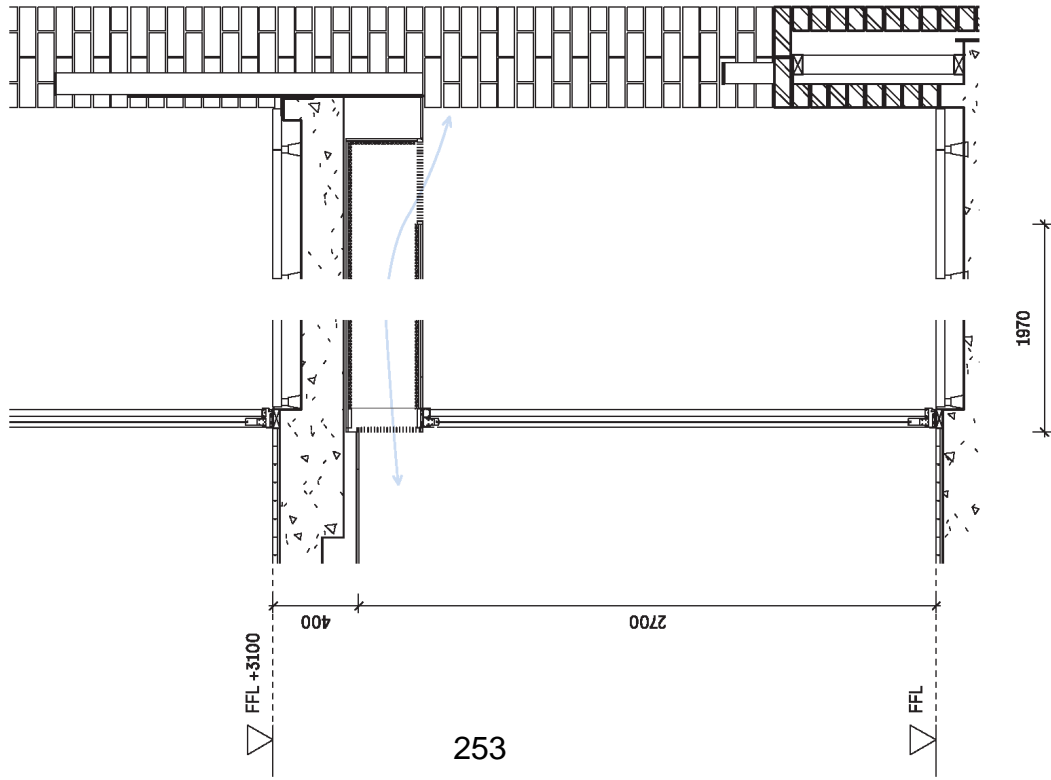


Vertical Plenum Type 1 - Bedroom

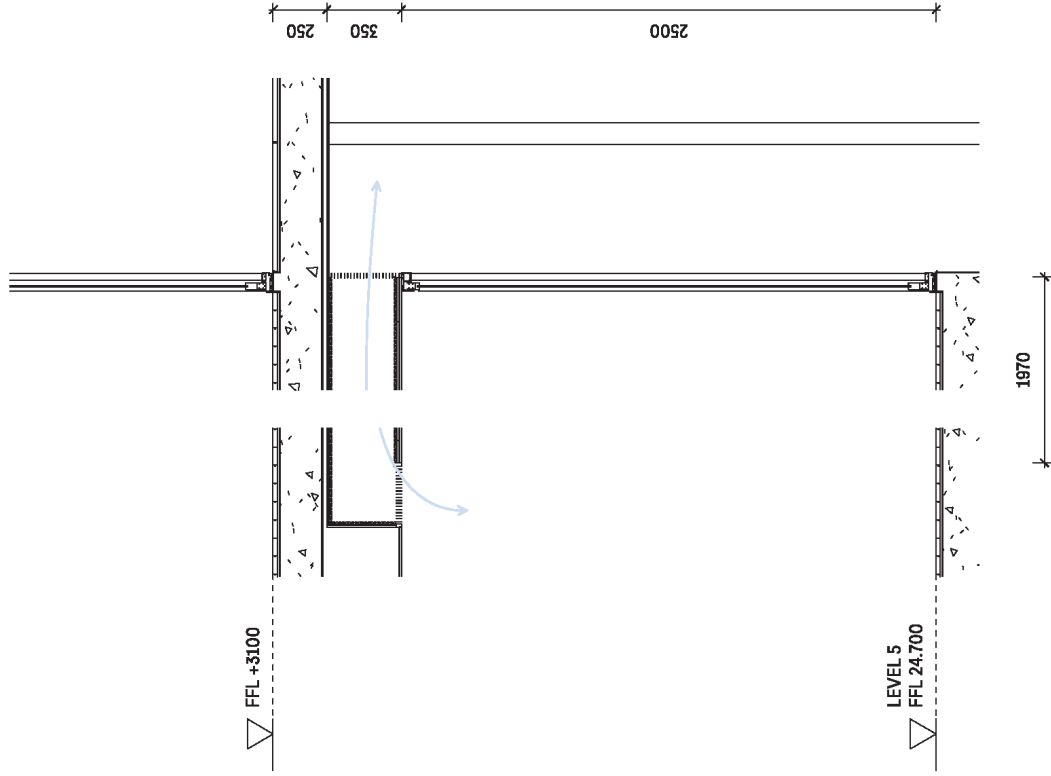
Width 230mm
Length 1970mm
Septums: Yes

Design Strategies Acoustically Controlled Natural Ventilation

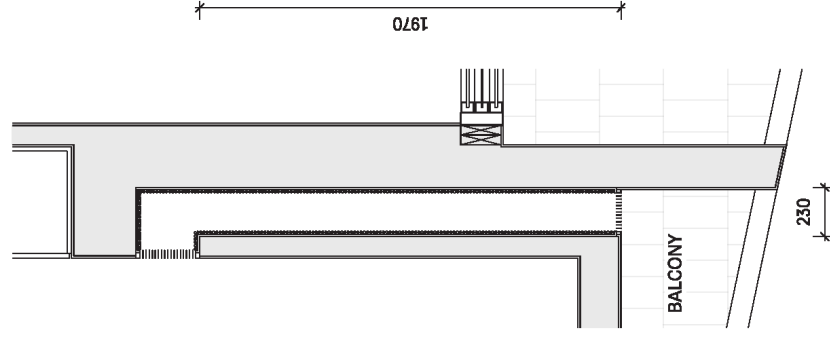
Section detail: Horizontal Plenum Type 1 - Bedroom



Section detail: Horizontal Plenum Type 2 - Bedroom, Inset

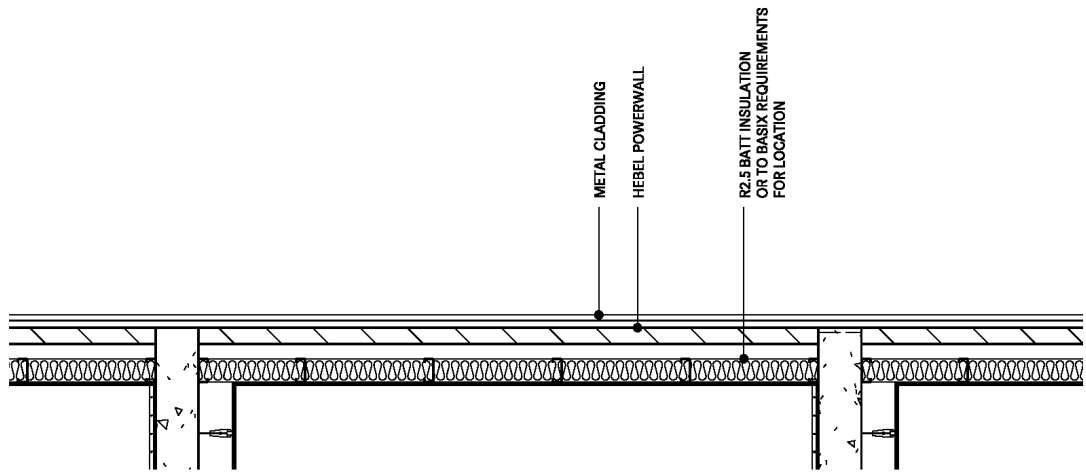


Plan detail: Vertical Plenum

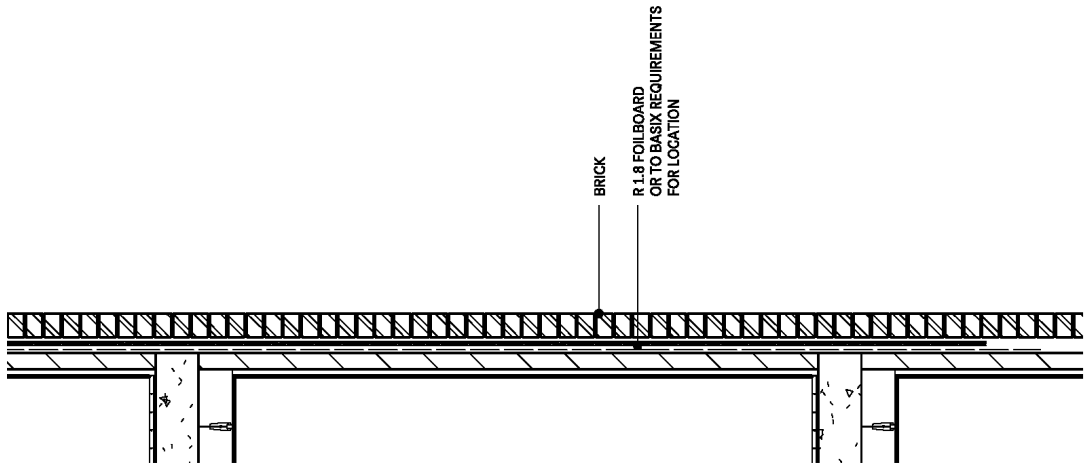


Design Strategies Insulation for Thermal Comfort

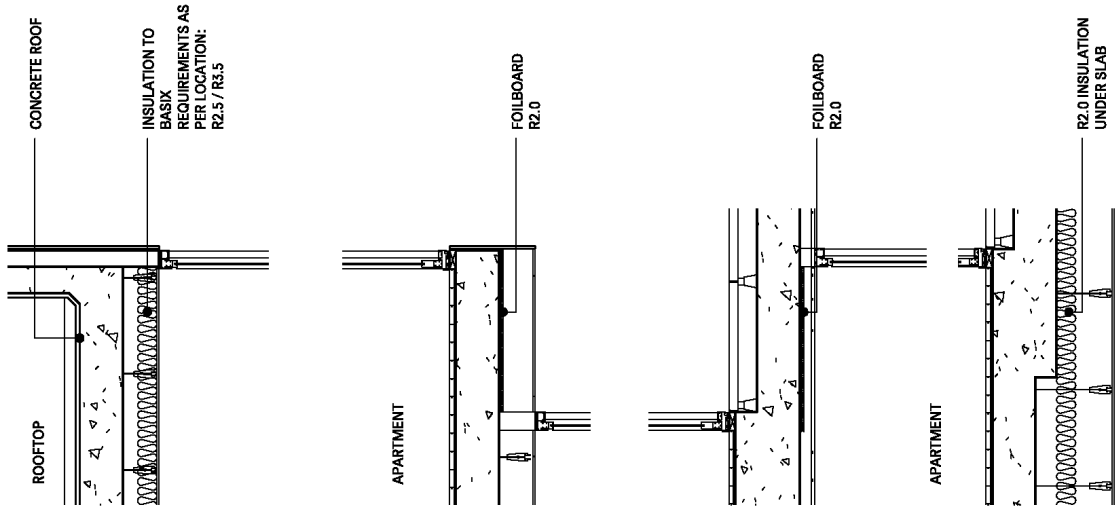
The BASIX, EER and ESD Report prepared by Integreco outlines the insulation requirements for roof, wall and floor conditions. These concept sections indicate the typical location and types of insulation, in order to achieve the proposed average NatHERS rating of 5.7 stars.



Typical Metal-Clad Wall 1:25



Typical Brick Wall 1:25



CARPARK

Carpark and Balcony Conditions 1:25

Design Strategies Public Art Concept

The artist Jamie North has been selected for the public art commission. North's proposal 'Assemblage' references the lithophytic plant species that have found unlikely habitat on Sydney buildings, utilising the mortar joints as they would a sandstone crevice to gain a hold on building facades.

The proposal reconsiders and formalises this familiar occurrence, adding a richly detailed masonry projection to key facade locations, creating surfaces and undulations to accommodate planting.

A number of locations are proposed, focused on the entry points to the building both on McEvoy Street and Lawrence Street.

Planting selection is critical to the proposal and will be undertaken in collaboration with the project landscape architect and arborist.

Architecturally, we are delighted by this proposal and consider that it will significantly enhance the project and further refine the masonry aesthetic.

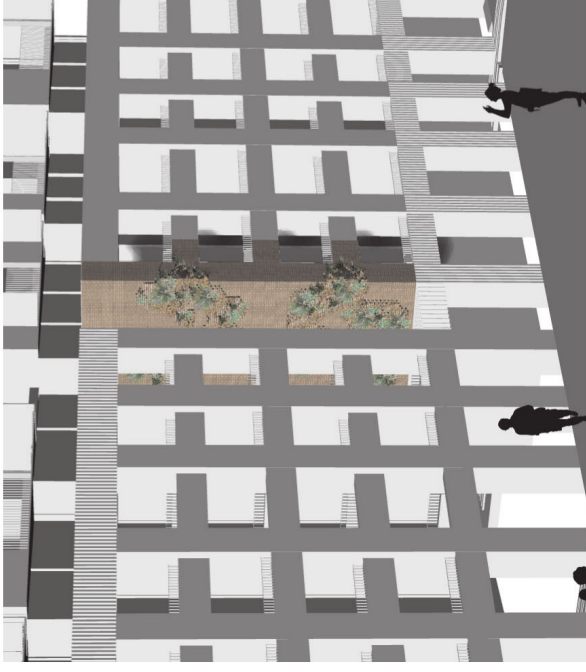
1. Example of lithophytic building in Sydney.
2. Montage - McEvoy Street frontage.
3. Montage - Lawrence Street frontage.
4. Graphic elevation of typical brick / planting composition.

Images supplied by Jamie North Studio.

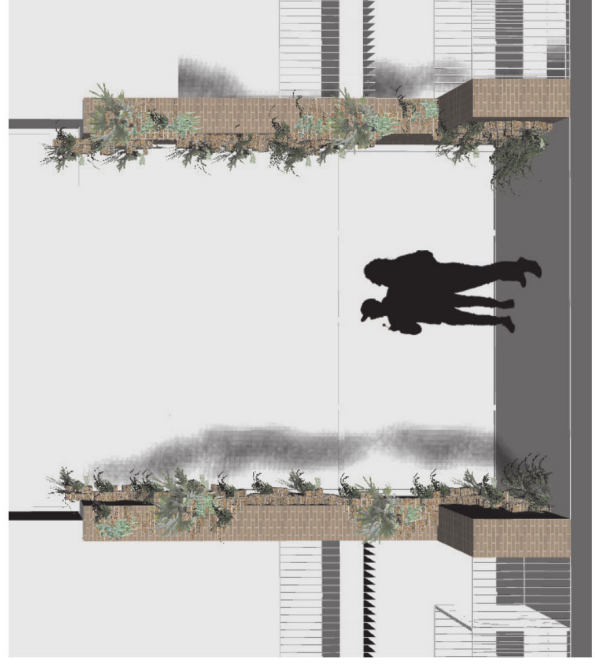
Note: This public art commission is currently being refined with the City of Sydney Public Art team.



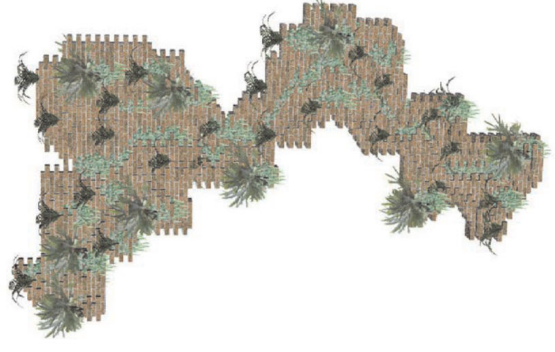
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Design Strategies Retail Provision

The proposal incorporates a number of commercial businesses to the McEvoy Street frontage. The intention of the retail strategy is to accommodate businesses that connect to the residential offering, with tenants selected through a proactive commissioning process.

The proposed 150 sq.m cafe tenancy accommodates a 40-50 pax cafe, providing a focal point within the precinct. The proposed 120 sq.m speciality retail tenancy accommodates a small retailer, well suited to artisan based businesses. The proposed 120 sq.m garden store is ideally suited to a new generation compact living garden store (eg. Plant Society, Garden Life), benefiting from a significant customer base within the development and the wider Alexandria / Green Square / Rosebery context.

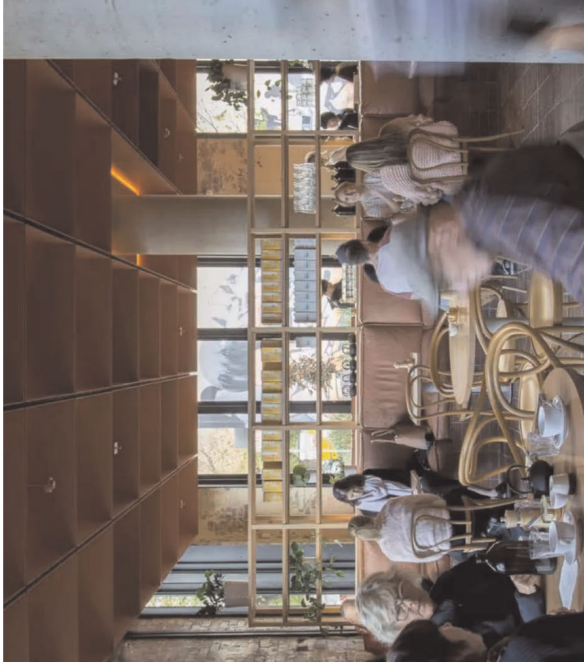
Integrated signage comprising laser cut steel lettering or decals mounted to the large format fixed glazing, provides a considered identity across each of the businesses featured within the development.

Reference images provide an indication of the intended look and feel for the retail facilities:

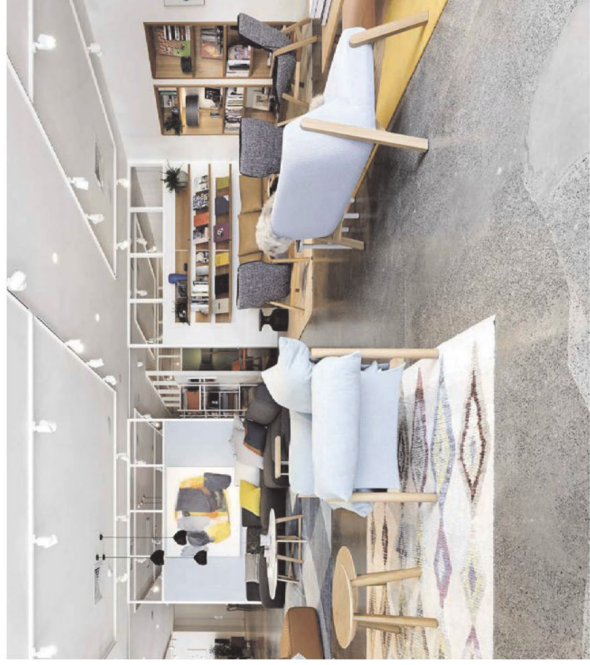
1. Plant Society
2. Bentwood
3. Jardan
4. Mud Ceramics



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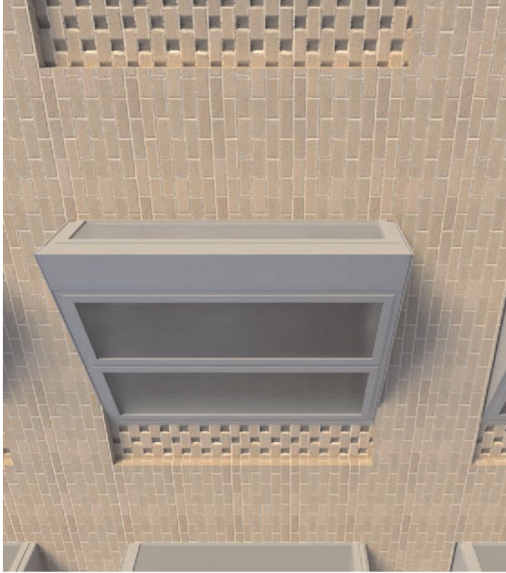
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Building Articulation Window Box Fenestration - Reeded Glass

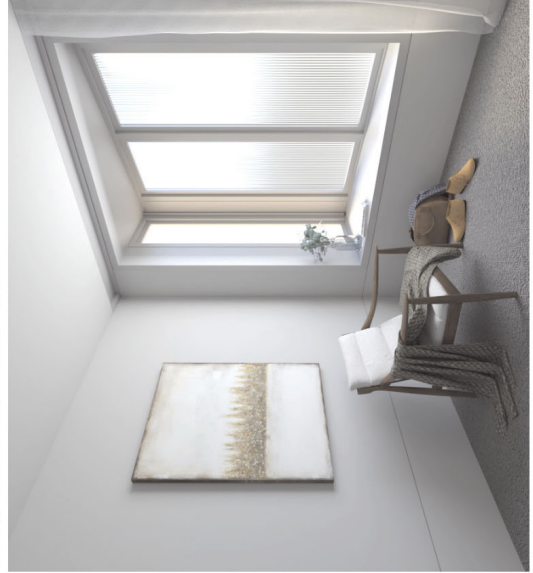
Reeded glass window boxes have been incorporated to control visual privacy between adjacent apartments on Building A. The reeded glass casement windows prevent views across the landscape breaks and between through apartments and flanking apartments. The opening direction of the casements directs noise away from the adjacent through apartments, thereby mitigating acoustic impacts.



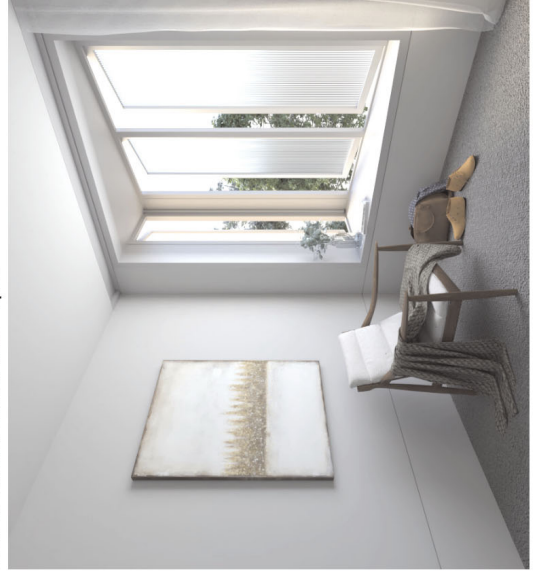
View of window box outside - closed



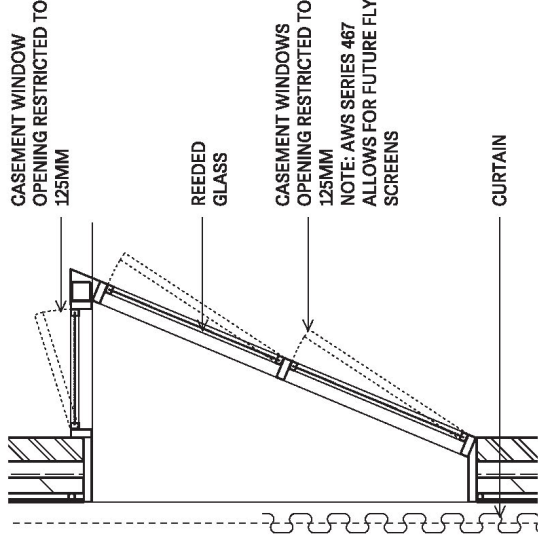
View of window box outside - open



View of window box inside - closed

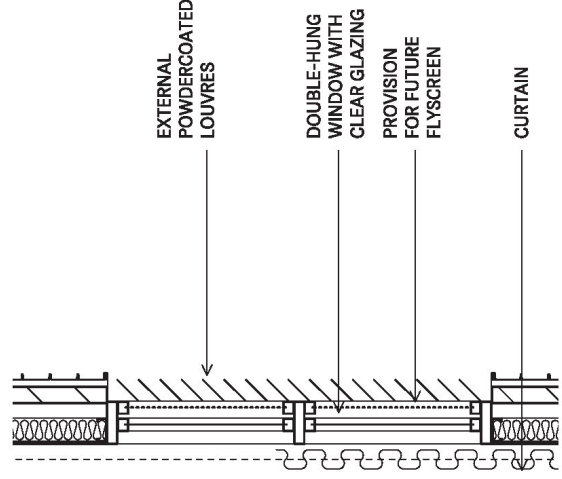


View of window box inside - open



Plan detail - Typical Window Box

Effective Openable Area Calculation	10	sqm	
Floor area served	10.9	sqm	(10.9%)
Effective Openable area If Flyscreen is Installed	5.5	sqm	(5.5%)

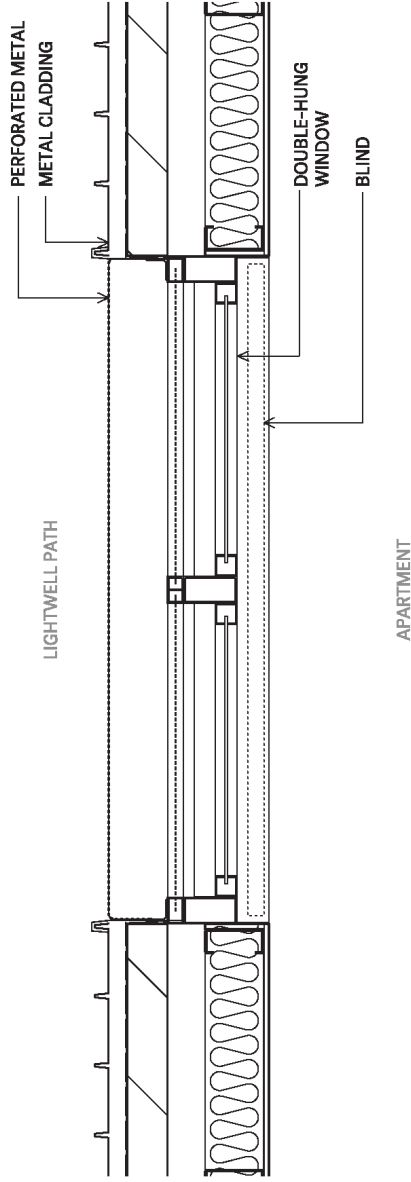


Plan detail - Level 4, only

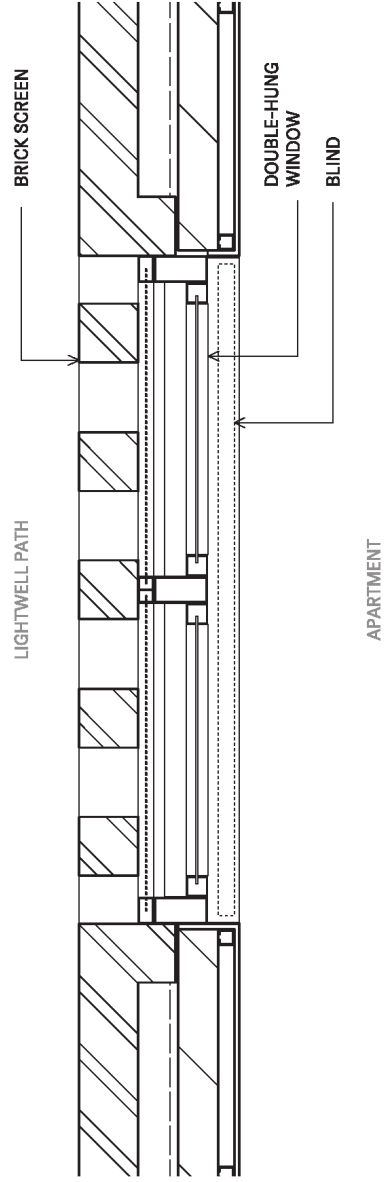
Building Articulation Lightwell Fenestration

Vertical openings have been incorporated to the lightwells to provide a secondary source of secure ventilation. Privacy is maintained through two means: a perforated metal panel with 50% open area, and a brick screen with 50% open area.

Due to weatherproofing concerns of inward-opening casements, double-hung windows are proposed. Through discussions with the proposed window fabricator, double hung is preferred as it enables both sides of the glass to be cleaned from within the apartment, and enables flyscreens to be fitted if required by the resident.



Plan detail - perforated metal version



Plan detail - brick screen version

Materiality Building Palette



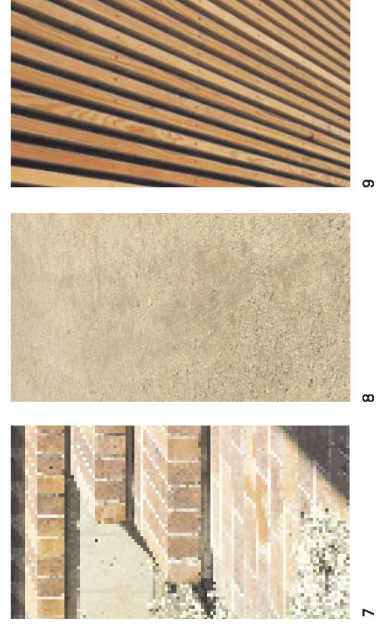
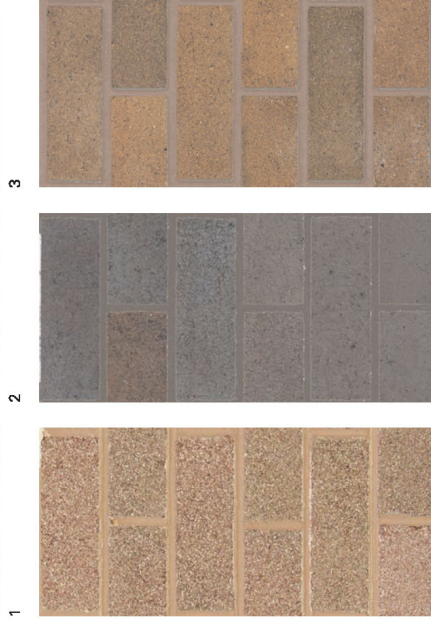
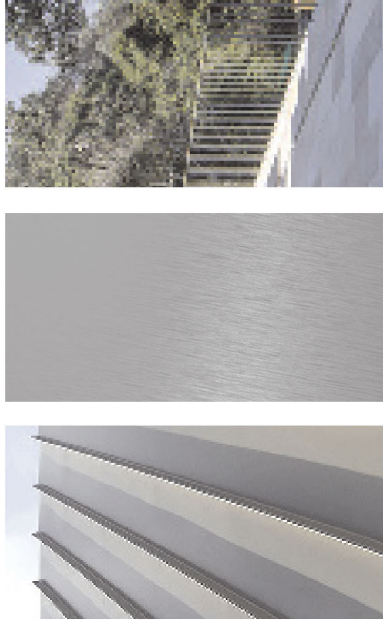
McEvoy Street

The building is capped by a metallic palette, emphasising silver tones and avoiding common black and charcoal gray finishes to achieve market differentiation.

The lower levels contain a masonry palette with a variety of brickwork tones.

The composition is anchored by a natural palette, contrasting to the robust metallic and masonry elements.

1. Colorbond Metallic Steel in Cosmic, standing seam roof sheeting and wall cladding
2. Clear anodised aluminium windows.
3. Powdercoated steel balustrades and privacy screens.
4. Light warm brown/grey brick with colour-matched grout.
5. Blue/brown brick with colour-matched grout.
6. Red brick with colour-matched grout.
7. Recycled paving
8. Self binding gravel - colour matched to paving.
9. Proprietary timber batten soffits - Blackbutt.



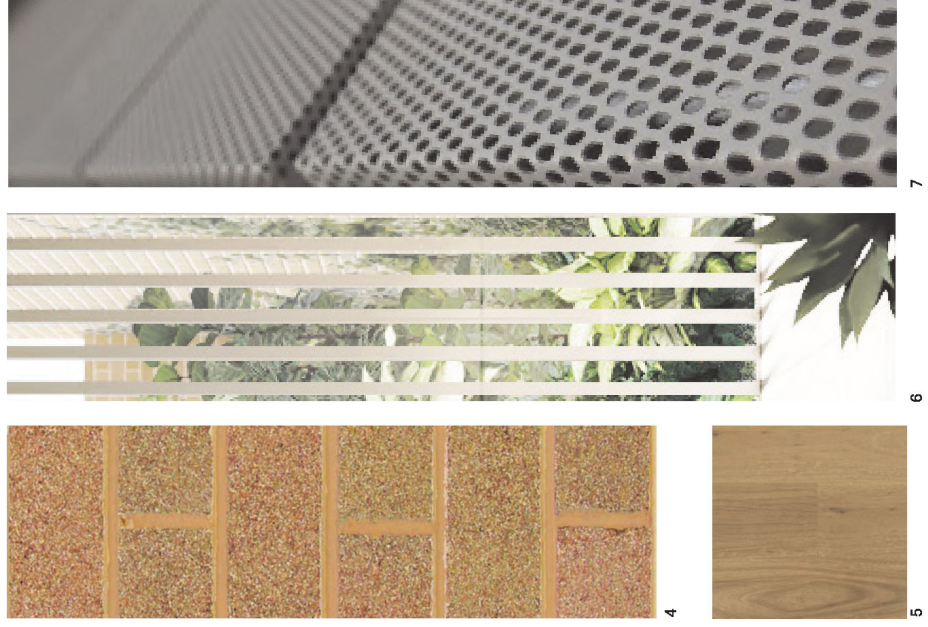
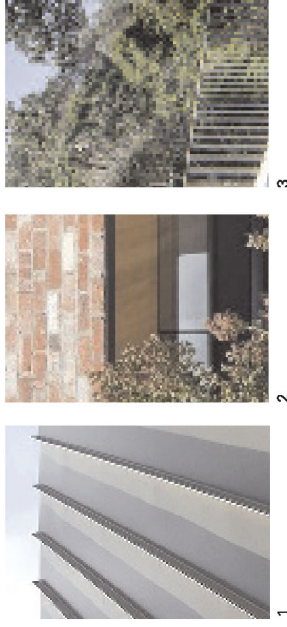
Materiality Building Palette



Aerial View from Lawrence St

A complementary material palette is provided to Building B, resonating with the materiality of Building A as a 'family' of buildings. A warm brick tone to this elevation responds to the context and resonates with the adjacent multi-residential building.

1. Colorbond Metallic Steel in Cosmic, standing seam roof sheeting and wall cladding
2. Proprietary timber batten soffits - Blackbutt or similar
3. Powdercoated steel balustrades and privacy screens, Aluminium window frames powdercoated with Interpon Cosmic Pearl Matte
4. Gold brick with colour-matched grout
5. Prefinished timber floors as buyer option
6. Operable powdercoated metal screen to the sunken maisonette courtyards
7. Powdercoated perforated metal screens, Locker Group R19151



Materiality Building Palette



Courtyard View

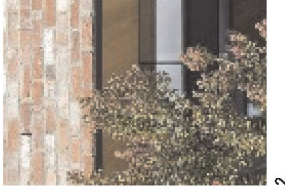
The ability to control privacy whilst enabling outlook to the communal planted areas is enabled through fixed and operable layers.

The windows and metal cladding are softened by reeded glass to the window boxes.

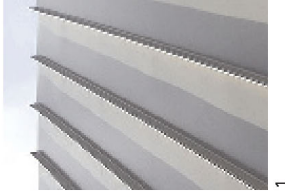
1. Colorbond Metallic Steel in Cosmic, standing seam roof sheeting and wall cladding
2. Proprietary timber batten soffits - Blackbutt or similar
3. Reeded glass to angled window boxes
4. Brick screens
5. Operable powdercoated metal screen to the sunken maisonette courtyards
6. Powdercoated perforated metal screens, Locker Group R19151



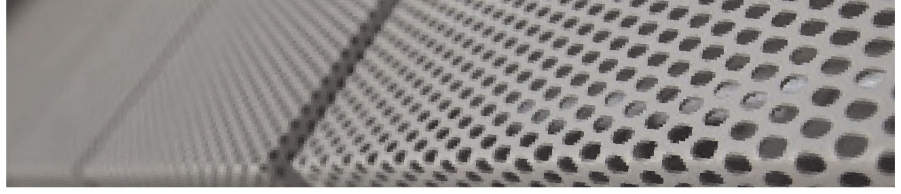
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