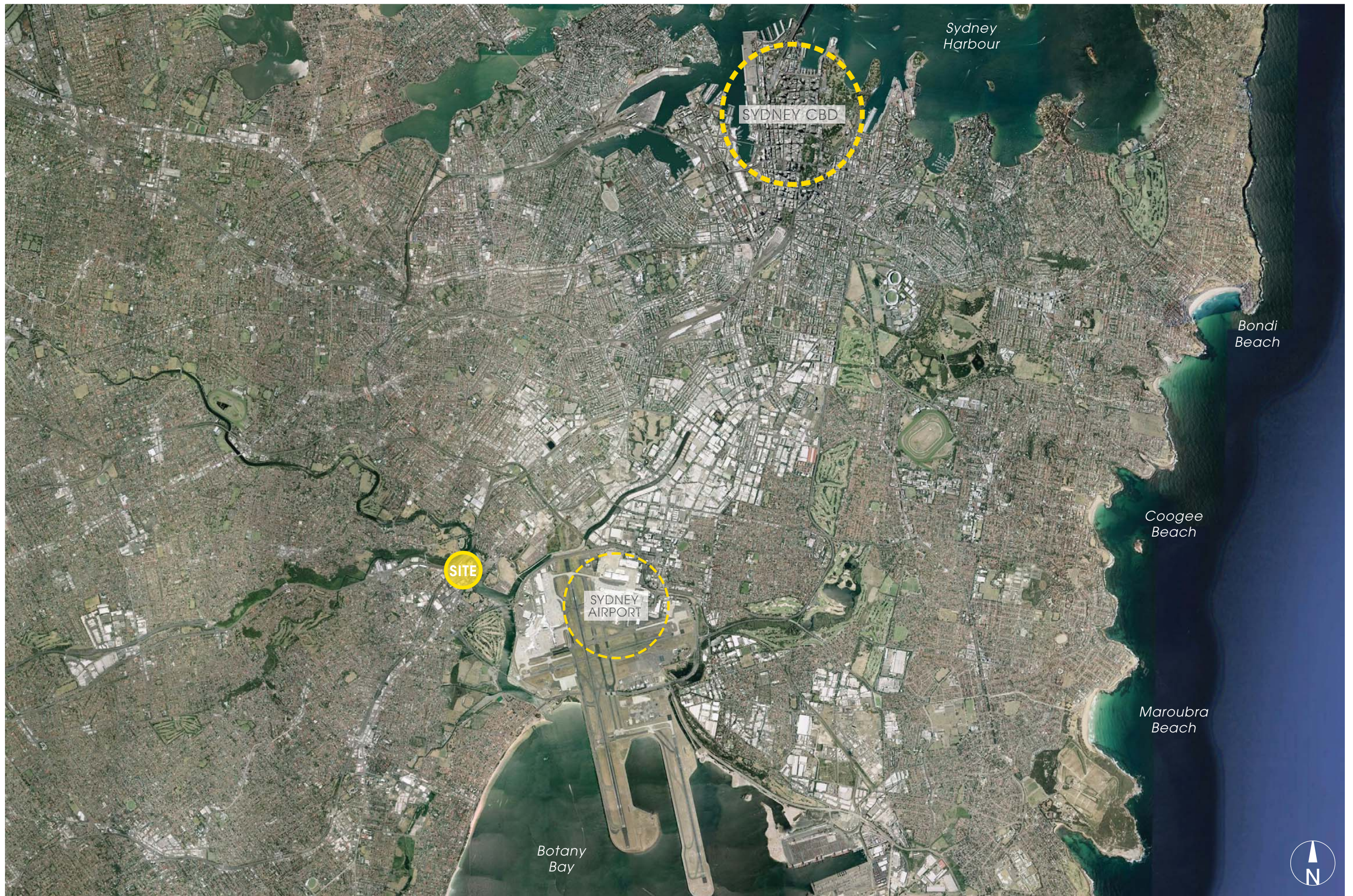


DISCOVERY POINT
CENTRAL PRECINCT(11, 12 + 13)
DESIGN REPORT

OCTOBER 2014

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CONCEPT DESIGN



LOCATION PLAN

CONTEXT + SITE

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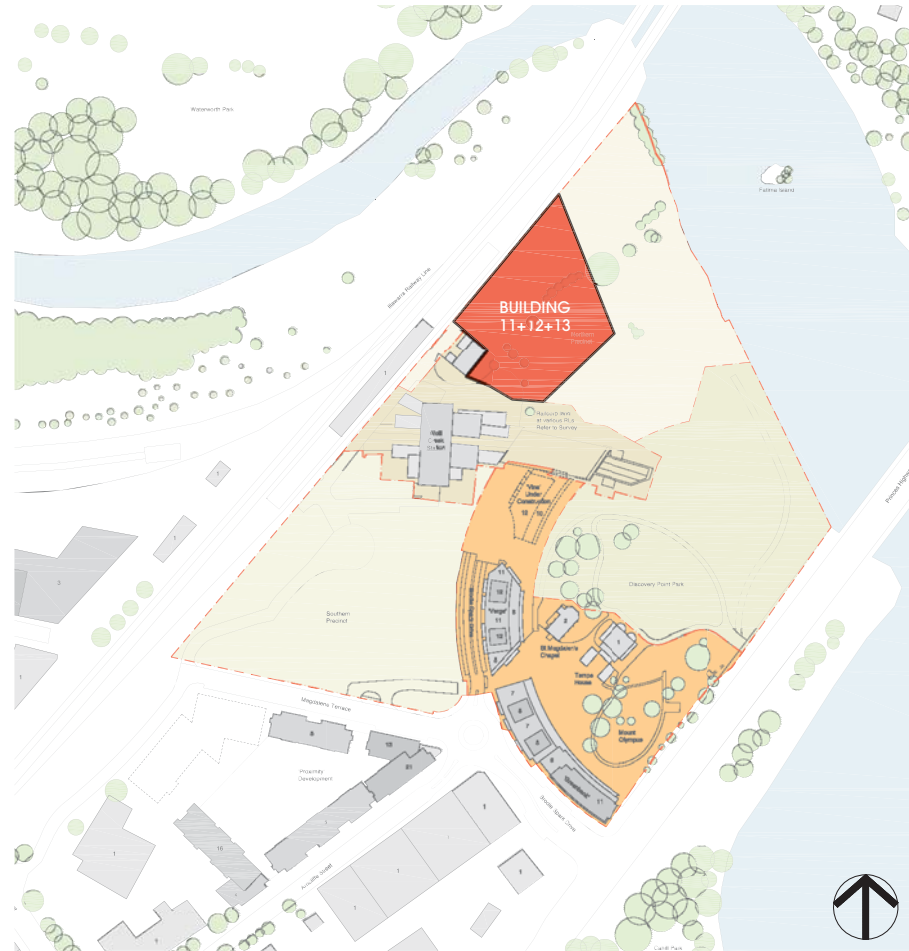
The Location: The Discovery Point development is located in Wolli Creek, approximately 8km south-west of the Sydney CBD.

Discovery Point: The Approved Concept Plan for Discovery Point establishes the development parameters for a new neighbourhood consisting of 13 residential buildings containing approximately 1,450 units, and 1 commercial building. The partially completed Discovery Point development is characterised by 3 different precincts. The project is located in the Central Precinct within the Northern 'Waterfront' Precinct.

An Evolving Context: The development is a key part of the Special Precinct identified by Rockdale City Council as the 'Wolli Creek Redevelopment Area'. This Precinct was formerly industrial in use but is undergoing re-development into a high density mixed use neighbourhood, taking advantage of easy access to public transport, the airport and motorways, as well as its location on the banks of the Cooks River.

The Project: The Building 11, 12 and 13 site abuts the Wolli Creek Station and is bounded by Brodie Sparks Drive, Chisholm Street and Sparks Lane. Brodie Sparks Drive and the railway station is intended to become the 'heart' of the Wolli Creek Special Precinct. The design proposal will need to project a commensurate character, establishing a sense of arrival for those disembarking from the station and a sense of activation generally to Brodie Sparks Drive.

Proximity to Open Space: Discovery Point Park is the main focal open space for Discovery Point. Tempe House and St Magdalen's Chapel are state significant heritage items located within the park. These buildings, as well as other parks within Discovery Point and the surrounding landscapes are important contributors to the overall amenity of the nascent neighbourhood.



THE SITE
(BASE DRAWING SOURCE: BATES SMART DA1-001A)



THE DISCOVERY POINT CONCEPT PLAN
(SOURCE: BATES SMART DA2-106A)



THE 'GREENBANK' BUILDING



BUILDING 7 (L) + THE 'VINE' BUILDING (R)

VIEW ANALYSIS

The proposed location of the project and the permitted building envelopes create opportunities for units to benefit from a variety of views. An analysis was undertaken to identify the character of views from each of the building facades. This informed the distribution of the units as part of a strategy to maximise the development value of the project and provide residents with excellent amenity.

The views available include those to the CBD, Botany Bay, Cooks River, Waterworth Park, Discovery Point Park, and the podium landscape:

- > Where available, views to Waterworth Park are generally unobstructed and include views of Wollie Creek.
- > Views of the Cooks River will generally be framed by buildings, except at the uppermost levels of Building 13.

BUILDING 11

- > Units at and above Level 9 will begin to have framed views of the Cooks River on the eastern and northern facades, as well as long distance views to the city, particularly from the upper levels.
- > The podium units on the eastern facade, and some on the northern facade, will have a framed view of the Cooks River from Level 3 and above.
- > The southern facade will not have any meaningful views, apart from at the corner, where a framed view to Waterworth Park is available from units at and above Level 11.

BUILDING 12

- > The majority of units on the western and southern facade will have open views to Waterworth Park.
- > Units at and above Level 8 will begin to have framed views of the Cooks River on the eastern and northern facades.
- > The podium units will either have an outlook over Chisholm Street or the railway line.

BUILDING 13

- > Panoramic views from all three sides of the building from the uppermost levels of the tower. Depending on the facade, these views extend to the city, over the Kogarah Golf Course to Botany Bay, or, potentially, to the Blue Mountains on the western facade.
- > On the lower levels the building has views to Wollie Creek and Waterworth Park, or the Cooks River, or Discovery Point Park. Corner units will potentially have views in two directions.
- > All units on the southern facade will at least have a view of Discovery Point Park, which at the lower levels will be framed by buildings in the foreground.
- > At the lower levels of the facade facing the podium, some of the units will have views to the landscaped podium roof.



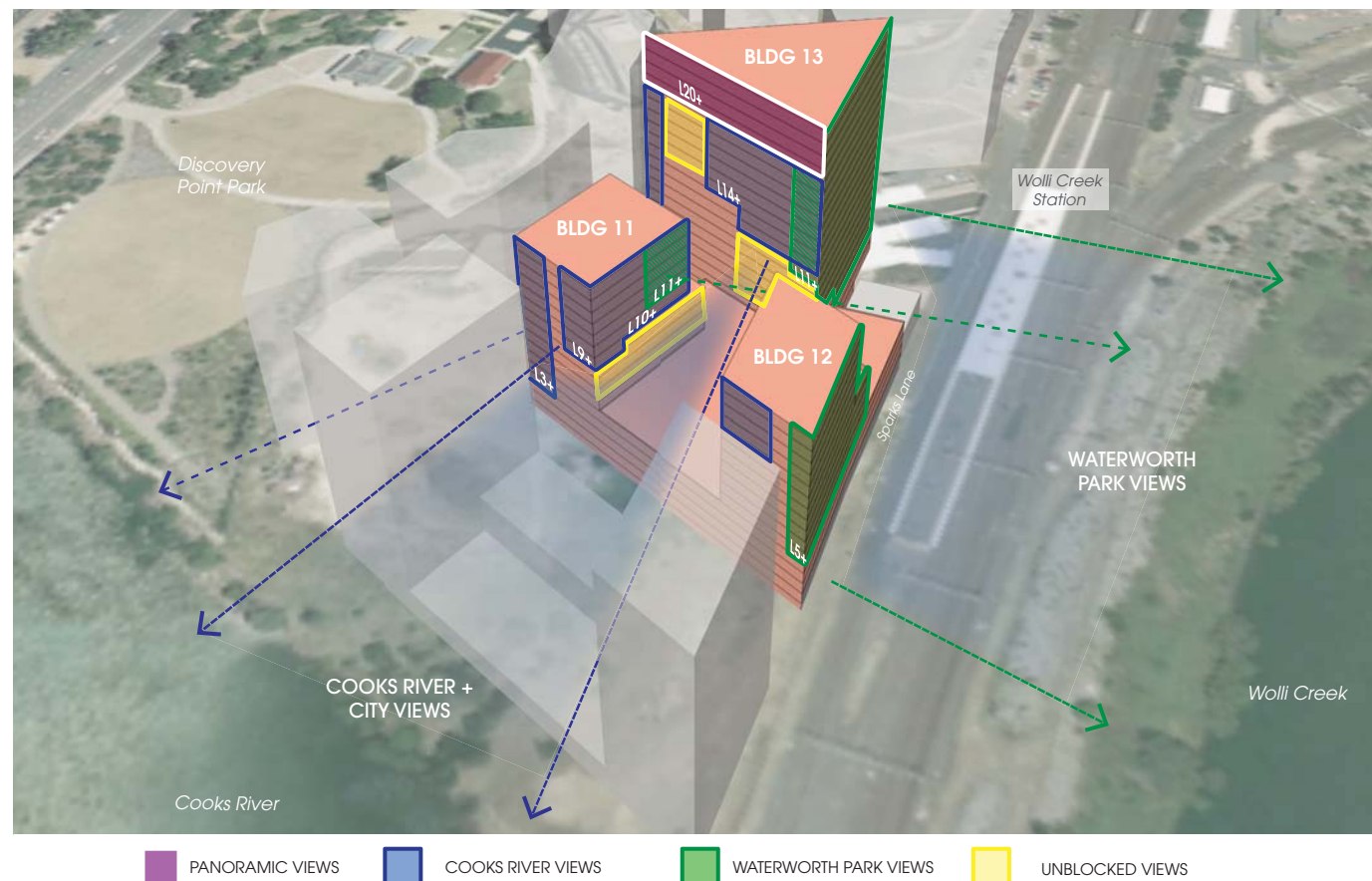
LANDSCAPE CHARACTER OF COOKS RIVER



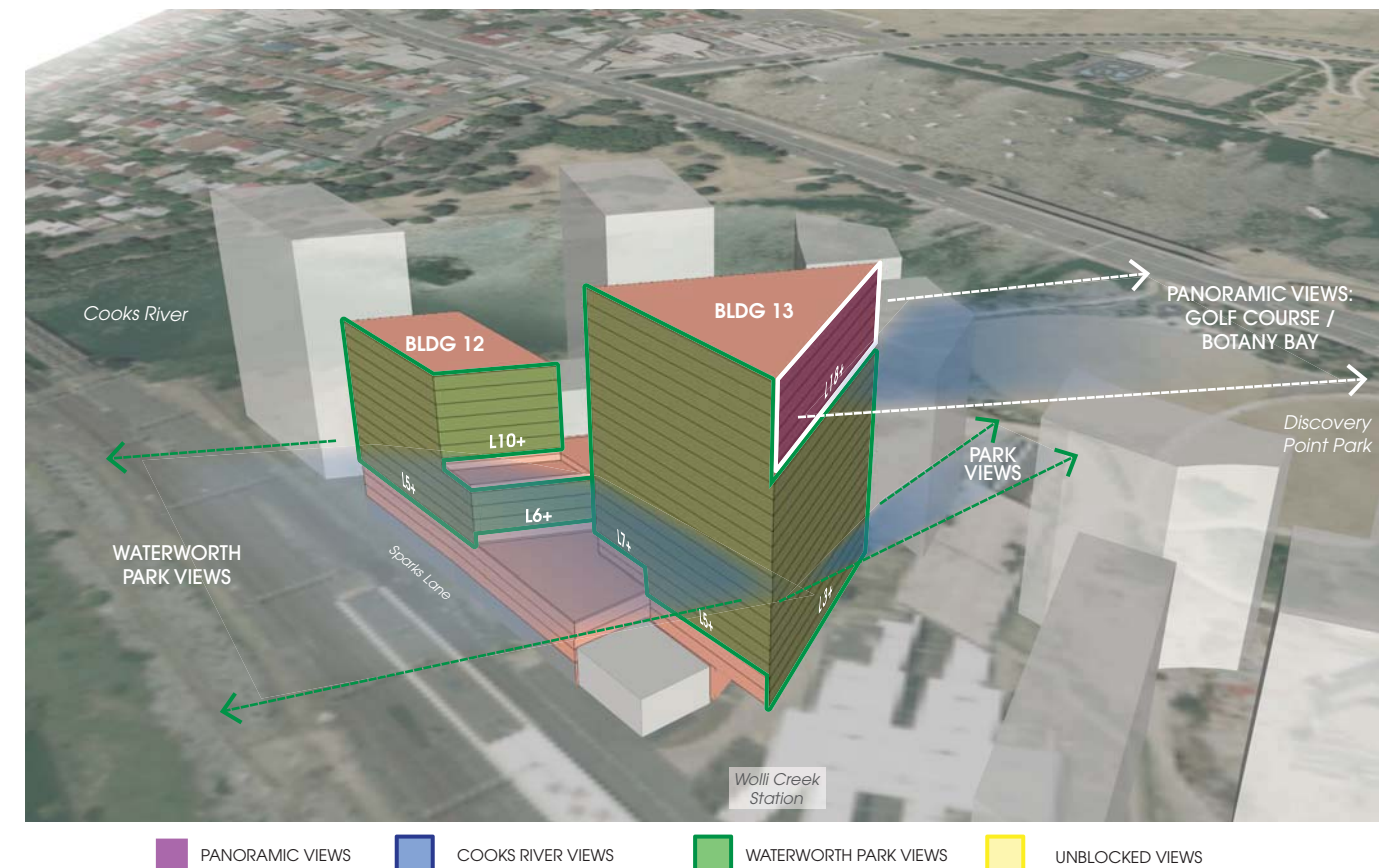
DISCOVERY POINT PARK



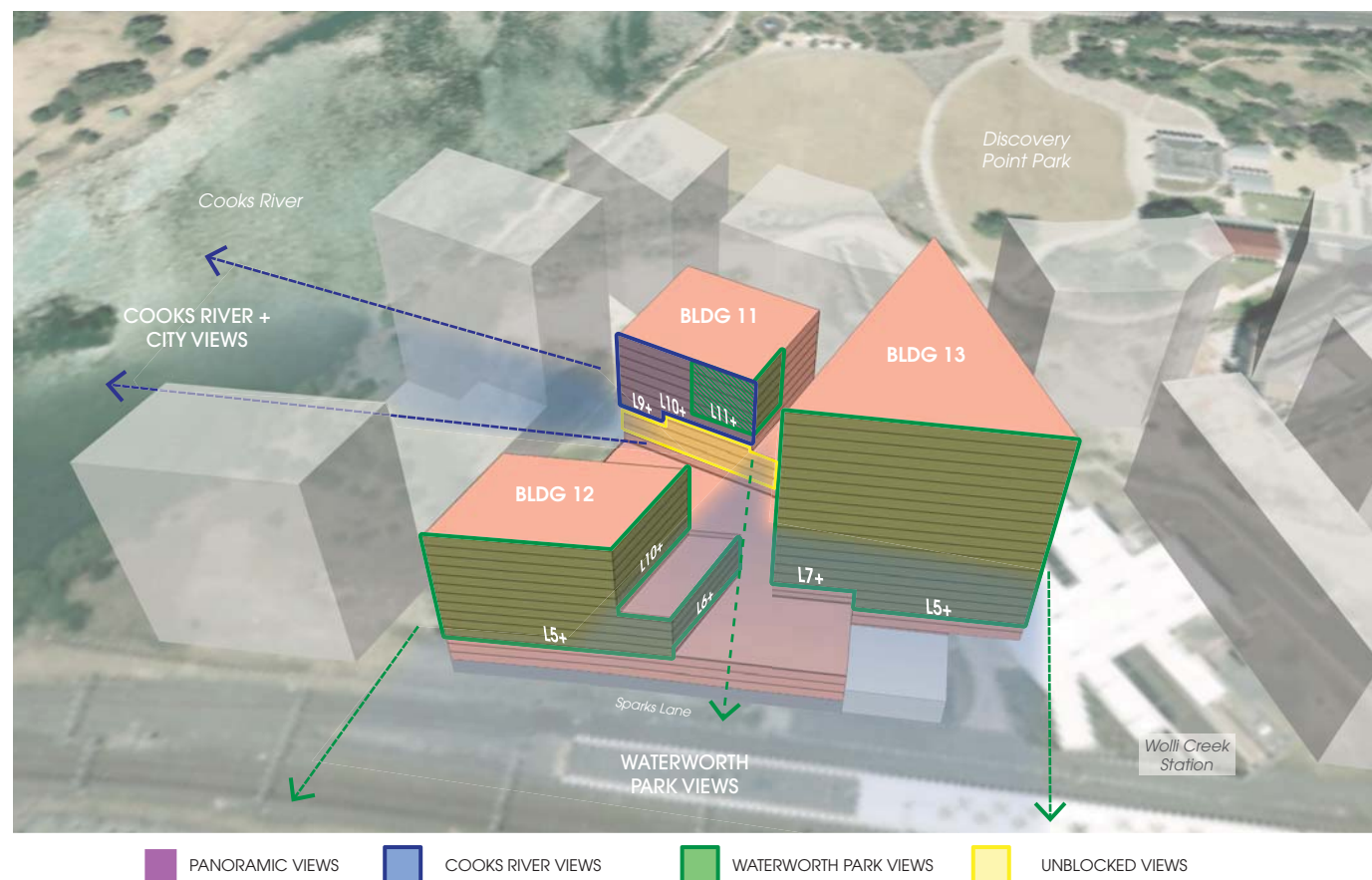
OUTLOOK TOWARDS WATERWORTH PARK FROM WOLLIE CREEK TRAIN STATION



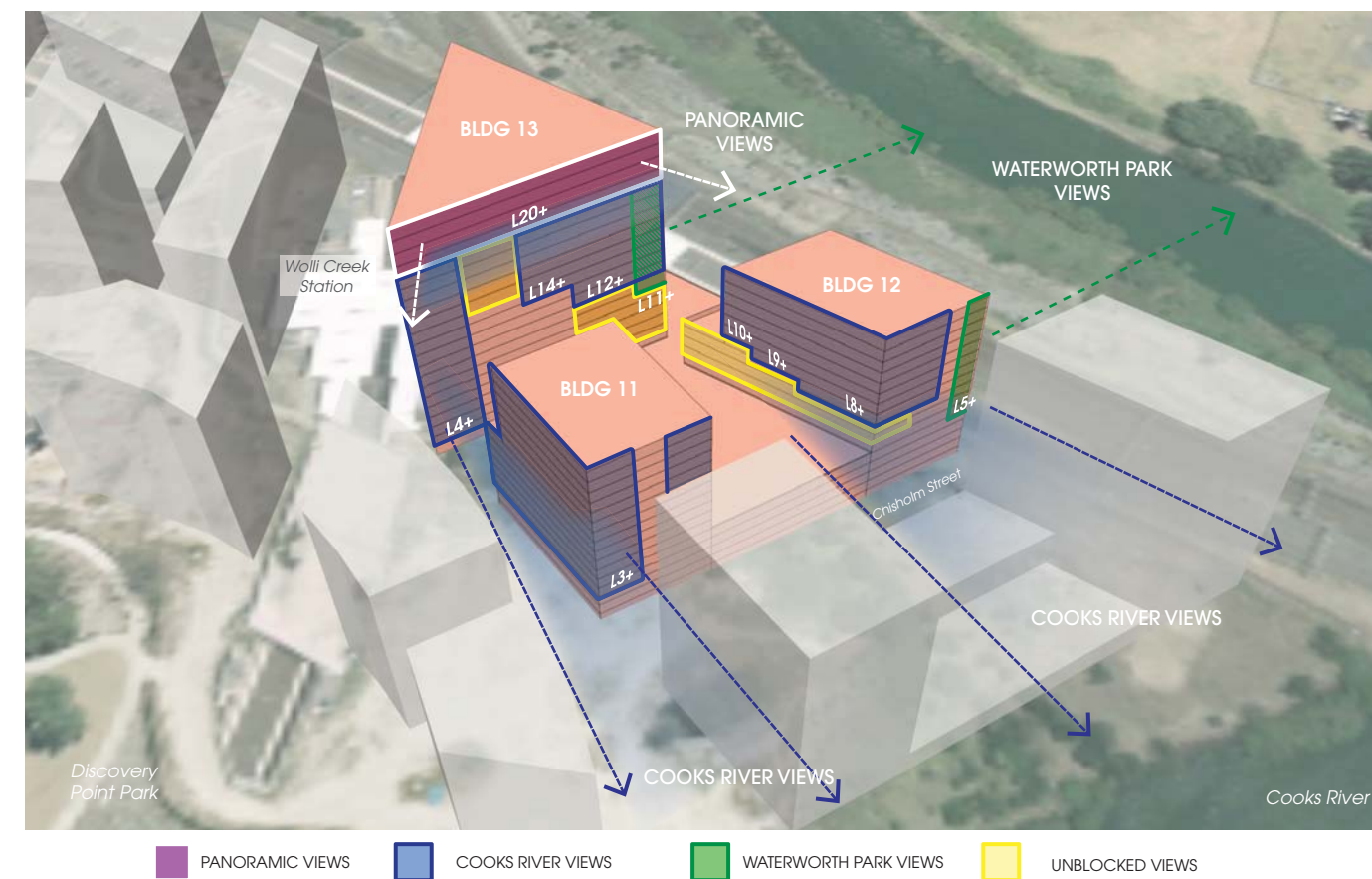
VIEW ANALYSIS 1: TO THE NORTH AND WEST



VIEW ANALYSIS 2: TO THE WEST AND SOUTH

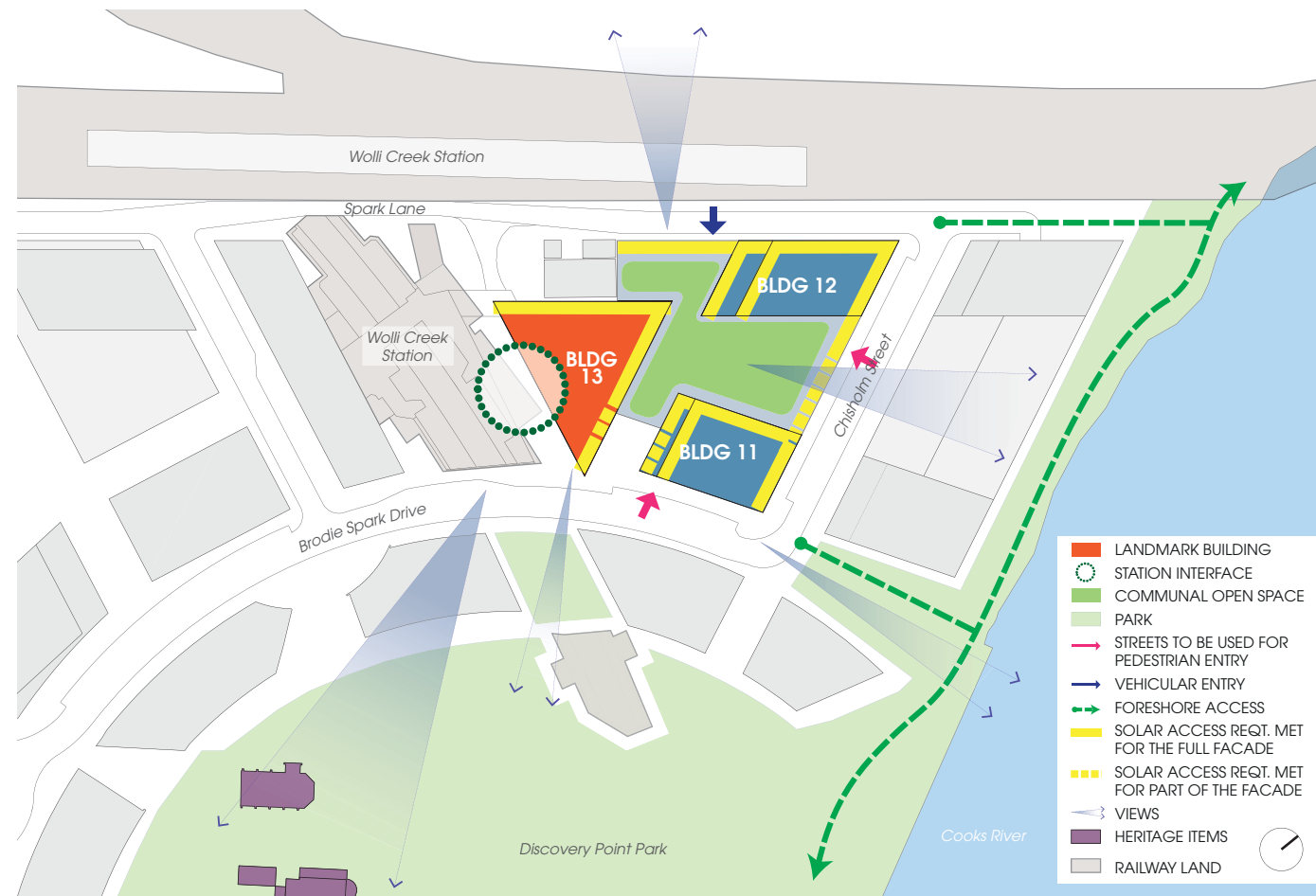


VIEW ANALYSIS 3: TO THE WEST AND NORTH



VIEW ANALYSIS 4: TO THE NORTH AND EAST

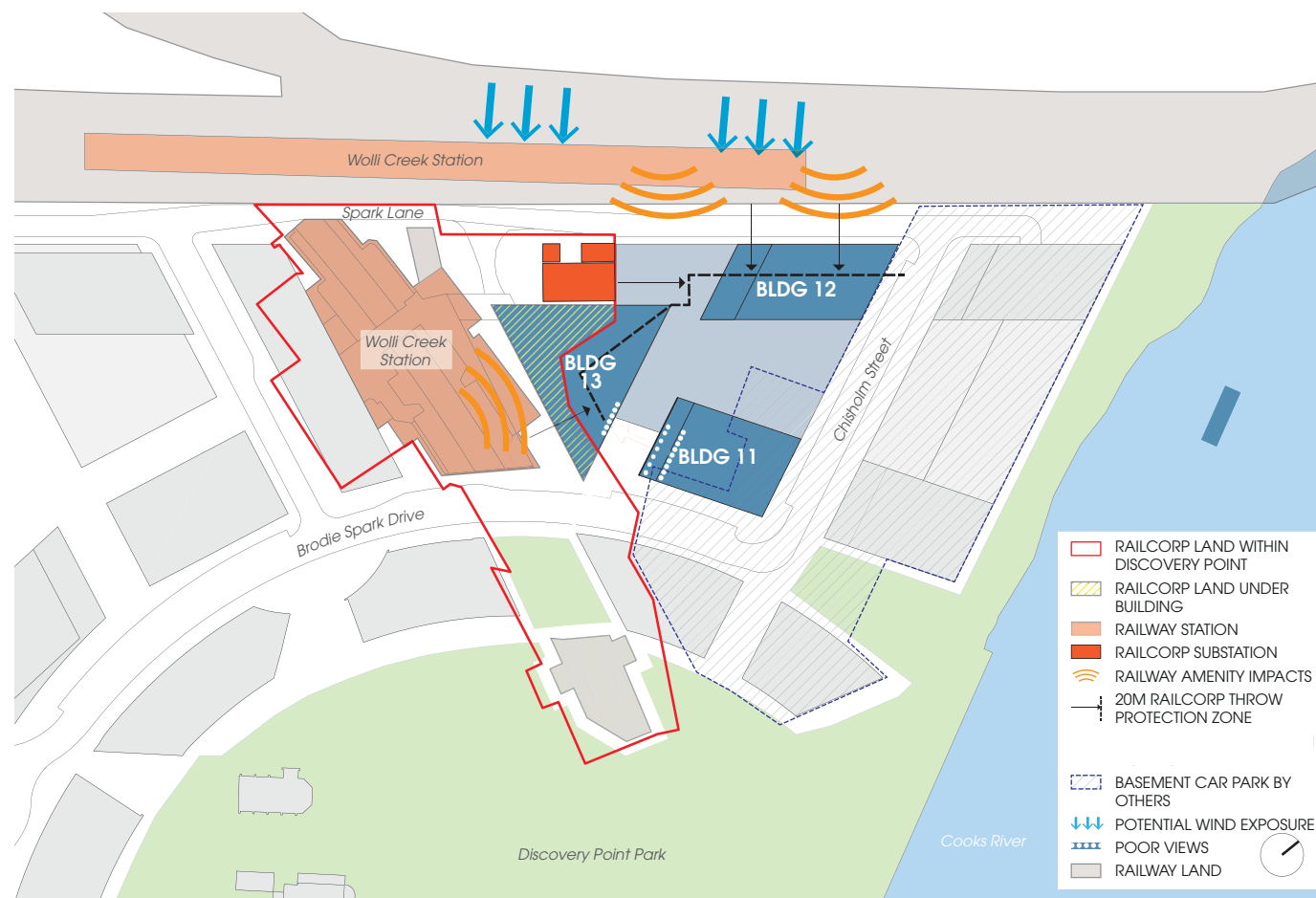
OPPORTUNITIES



- > THE FORM AND HEIGHT OF BUILDING 13 IS AN OPPORTUNITY TO CREATE A LANDMARK BUILDING.
- > VIEWS TO PARKS AND THE COOKS RIVER FROM NUMEROUS FACADES. PANORAMIC VIEWS ARE AVAILABLE FROM THE UPPER FLOORS OF BUILDING 13.
- > VEHICULAR ACCESS FROM SPARKS LANE. PEDESTRIAN ACCESS FROM BRODIE SPARK DRIVE / CHISHOLM STREET.
- > ACTIVATION OF THE BRODIE SPARK DRIVE + CHISHOLM STREET EDGES THROUGH LOBBIES AND UNIT ENTRIES, IN CONJUNCTION WITH A PROPOSED STREET LEVEL CAFE / RESTAURANT AT BUILDING 7.
- > EASY PEDESTRIAN ACCESS TO RECREATIONAL ACTIVITIES ON THE FORESHORE AND DISCOVERY POINT PARK.
- > PROXIMITY AND PUBLIC DOMAIN INTEGRATION WITH WOLLI CREEK STATION.
- > USE OF THE PODIUM ROOF AS COMMUNAL OPEN SPACE.

CONSTRAINTS

> 8



- > RAILCORP LAND OVERLAPS WITH THE BUILDING 13 ENVELOPE, IMPACTING UPON COLUMN PLACEMENT AND REQUIRING THE BUILDING TO BE RAISED ABOVE THE GROUND AT THE OVERLAP.
- > THE PROXIMITY TO THE RAILWAY LINE AND STATION CREATES NOISE, VISUAL AND VIBRATION IMPACTS.
- > OPEN BALCONIES ARE NOT PERMITTED ON THE BUILDING 12+13 ELEVATIONS THAT FACE THE RAILWAY LINE AS THE FACADE WOULD BE WITHIN THE 20M THROW PROTECTION ZONE.
- > THE BASEMENT PARKING IS REQUIRED TO INTEGRATE WITH THE EXISTING AND FUTURE NORTHERN PRECINCT BASEMENT PARKING.
- > WIND STUDIES UNDERTAKEN FOR THE PRECINCT IDENTIFY CORNER ASPECTS ARE SUSCEPTIBLE TO STRONG WINDS

THE VISION

CAPTURING THE OPPORTUNITIES TO CONNECT PEOPLE TO QUALITY VIEWS, LOCAL LANDSCAPE, RECREATIONAL AMENITY AND PUBLIC TRANSPORT

- > GENERATE DEVELOPMENT VALUE BY UNLOCKING THE AMENITY AVAILABLE TO THE SITE; IN PARTICULAR, THE OPPORTUNITIES FOR VISTAS
- > THE UNITY OF URBAN ELEMENTS AS A COHERENT WHOLE - PLAZAS, LEGIBLE STREETSCAPES, TOWER FORM AND PODIUM - CREATE THE SENSE OF PLACE AND COMPLETES THE NORTHERN 'WATERFRONT' PRECINCT
- > STRIKING ARCHITECTURAL FORM FOR BUILDING 13 TO MAXIMISE ITS LANDMARK POTENTIAL
- > CREATE A RECOGNISABLE CENTRAL PRECINCT ADDRESS THAT RESPONDS TO AND COMPLEMENTS THE CONTEXT OF EXISTING AND PROPOSED DEVELOPMENT
- > CREATE SPATIAL DRAMA THROUGH THE PLAY OF VERTICALITY THAT TOUCHES THE SKY AND HORIZONTALITY THAT DEFINES THE STREETSCAPE
- > AN INTEGRATED GROUND PLANE THAT PROVIDES A SEAMLESS CONNECTION TO THE WOLLI CREEK STATION
- > COMPLIANT WITH THE PERMITTED BUILDING ENVELOPES AND CONSISTENT WITH THE DISCOVERY POINT CONCEPT PLAN

“
Gateway to a connected
community
”

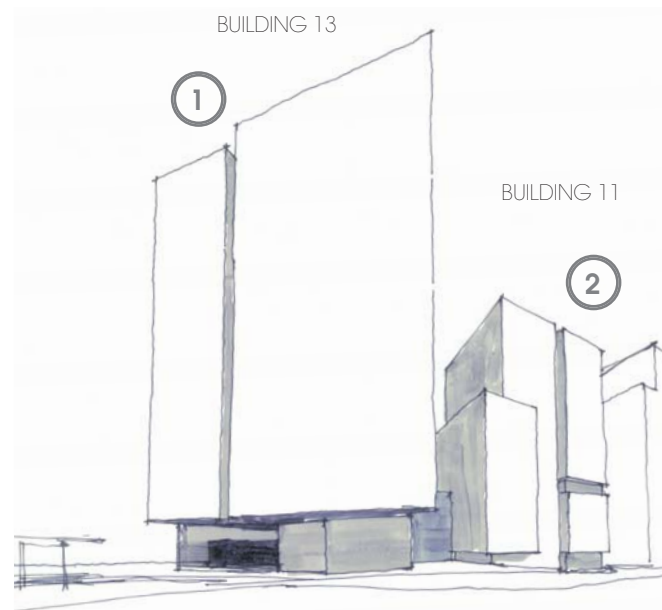
ARCHITECTURAL FORM

> 10

STRATEGY: CLEAR + LEGIBLE EXPRESSION OF CONTEXT-RESPONSIVE MASSING

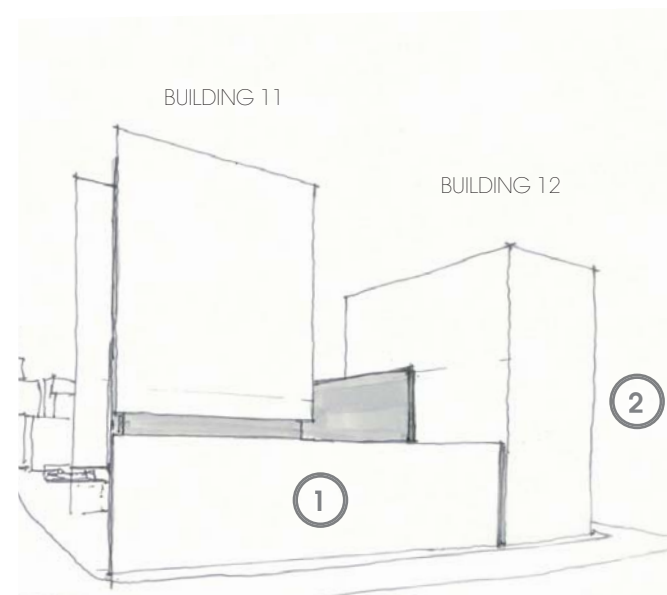
The architectural form of the three towers resolves urban design considerations, the relationship between the towers, and the efficient distribution of units providing the requisite amenity.

The massing of each tower is emphasised differently and meets the ground in different ways in response to the local edge conditions and the permitted building envelope. The differentiation is simple and carefully proportioned, achieving purity of forms and coherence in the composition of the three building blocks and podium.



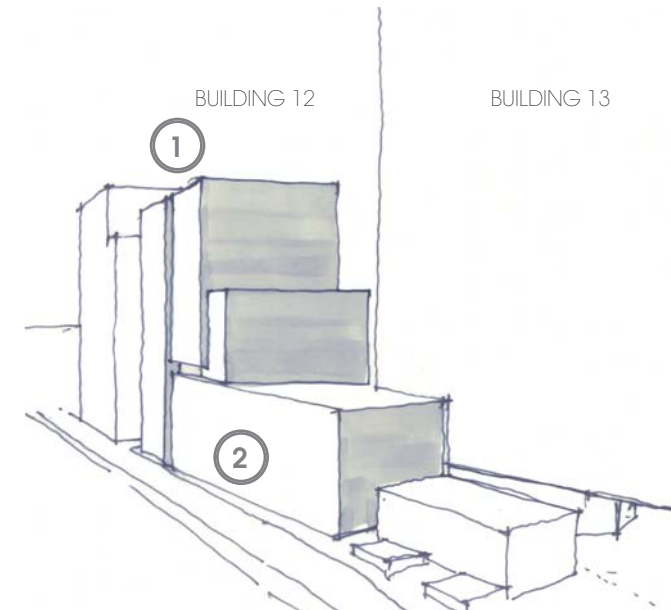
LANDMARK VERTICALITY + FINE STREET GRAIN

1. The verticality of Building 13 is emphasised to establish a landmark. A ventilation shaft splits the massing vertically, and is reinforced by pulling back the resultant rear building plane. The split massing also addresses the station to present a sense of arrival.
2. The Building 11 massing is broken down to present a finer grain to Brodie Spark Drive, with the Chisholm Street podium wrapping around the corner.



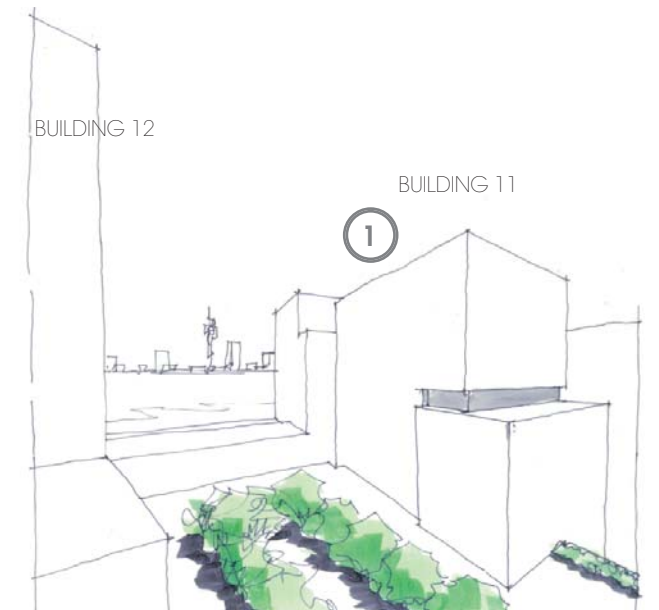
CHISHOLM STREET: ESTABLISHING A STREETScape

1. The horizontality of the podium is expressed and meets the ground to establish the streetscape along Chisholm Street in conjunction with the podium for the Shore development opposite. The podium wraps around to articulate the Brodie Spark Drive intersection.
2. The vertical massing of Building 12 is articulated to meet the ground, introducing contrast with the Building 11 form and punctuating the end of Chisholm Street where it meets Sparks Lane.



SPARKS LANE: THE MEETING OF VERTICALITY + HORIZONTALITY

1. The Building 12 volume is broken up by continuing the vertical language of the tower element at the corner of Chisholm Street to the building mass above the podium.
2. The podium is expressed as a horizontal volume that abuts the corner tower element of Building 12, tying it back to the Building 13 massing.



PODIUM: CREATING A HUMAN SCALE

1. The massing facing the podium is broken up to a) present a more human-scaled grain to the communal space on the podium and b) continue the massing articulation that occurs on the street-side.



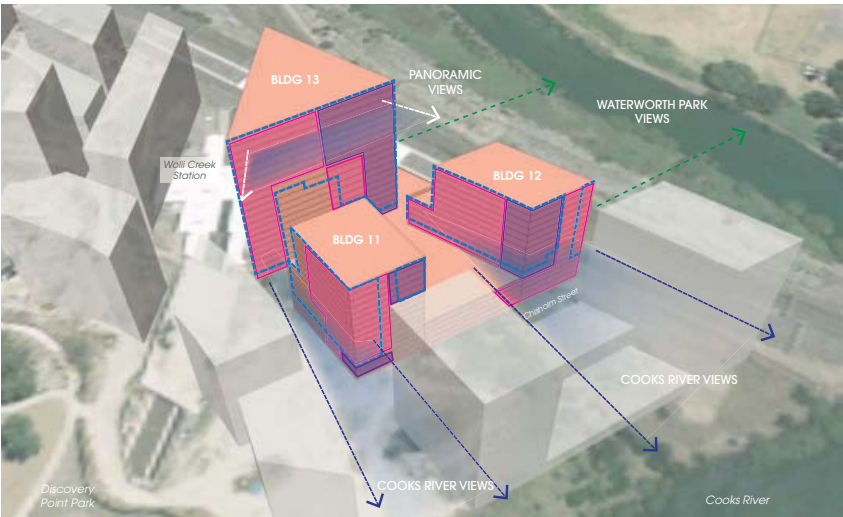
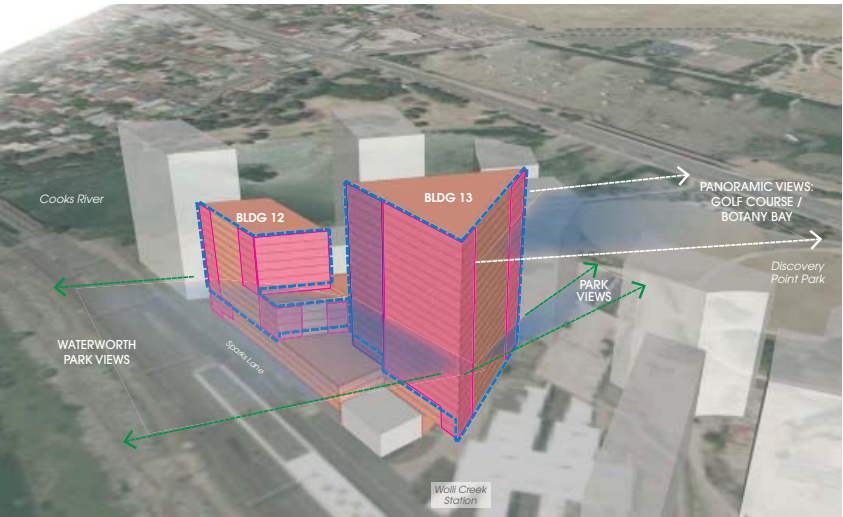
FOR AUSTRALAND

ISSUE: FINAL REVISION: 00

PLANNING STRATEGY

STRATEGY: ADDRESS OPPORTUNITIES + CONSTRAINTS TO MAXIMISE APARTMENT VALUE

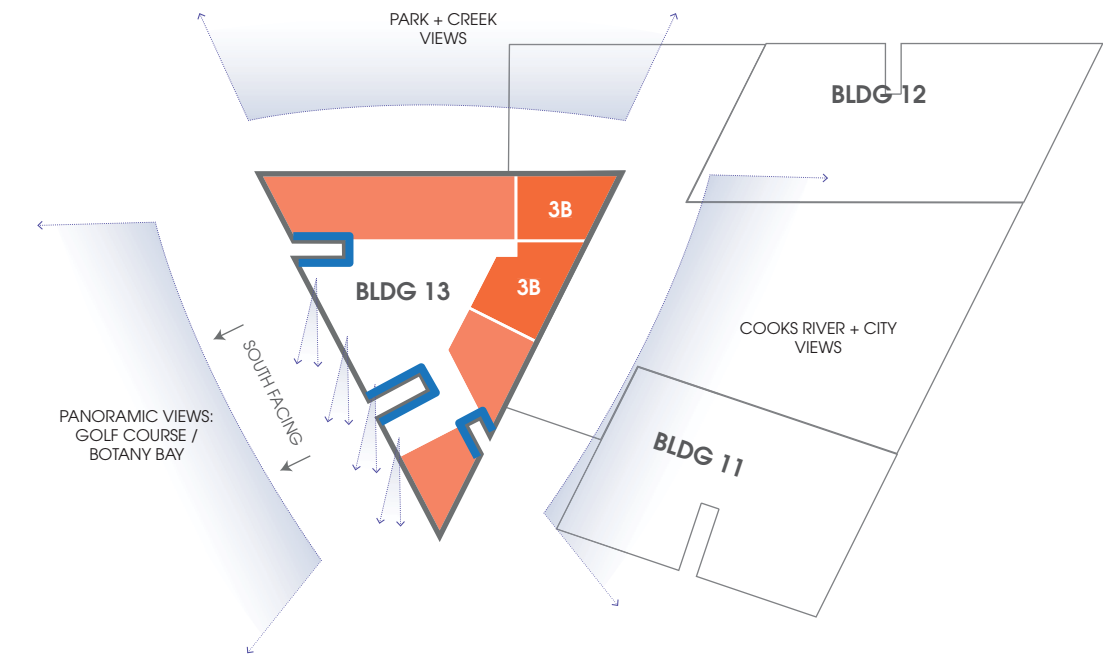
- > 3-bed and 2-bed apartments are strategically located to maximise access to the best quality views, thereby generating development value
- > Ventilation shafts on Building 13 are concentrated on the south facade to minimise the number of south-facing units
- > A ventilation shaft is also provided facing the low amenity zone between Building 11 and 13 where building separation distances are close and there is a lack of solar access and good quality views
- > Views from units on the southern facade of Building 13 and the facades that face the podium roof of Buildings 11 + 12 are directed towards the high quality views through the use of fins



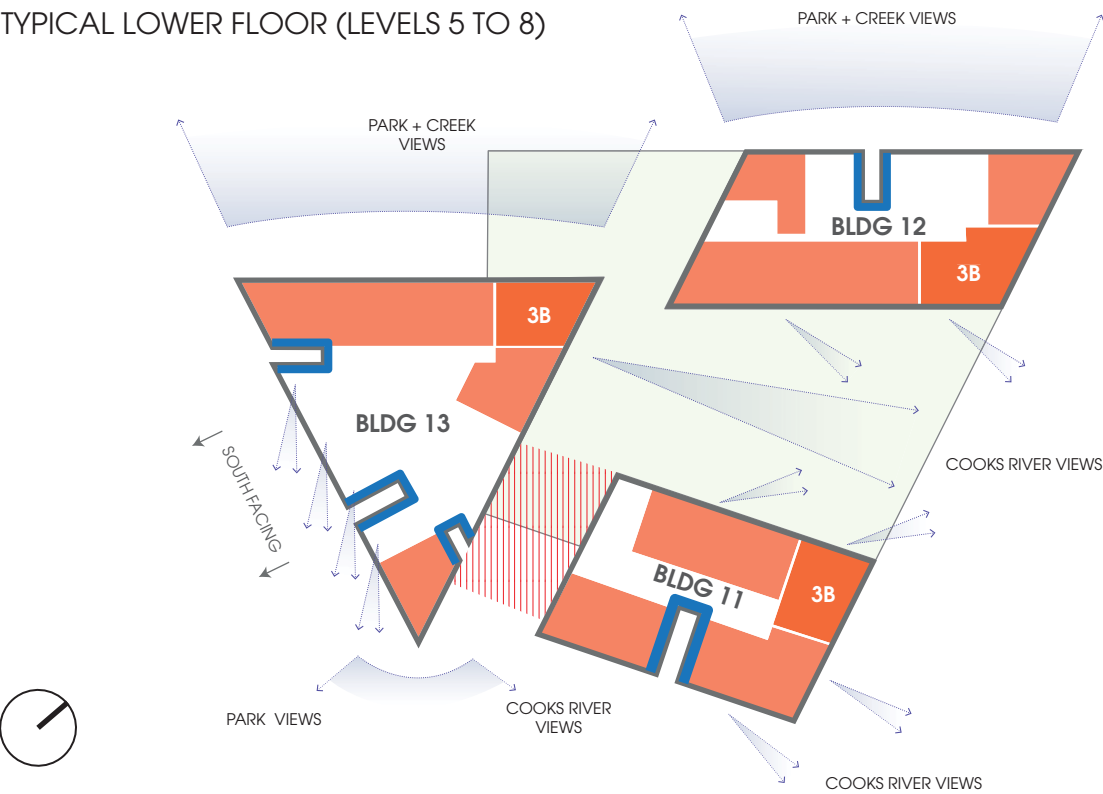
ACCESS TO VIEWS FROM HIGH VALUE UNITS

UNIT DISTRIBUTION PRINCIPLES (ABOVE PODIUM)

TYPICAL UPPER FLOOR (LEVEL 16+)

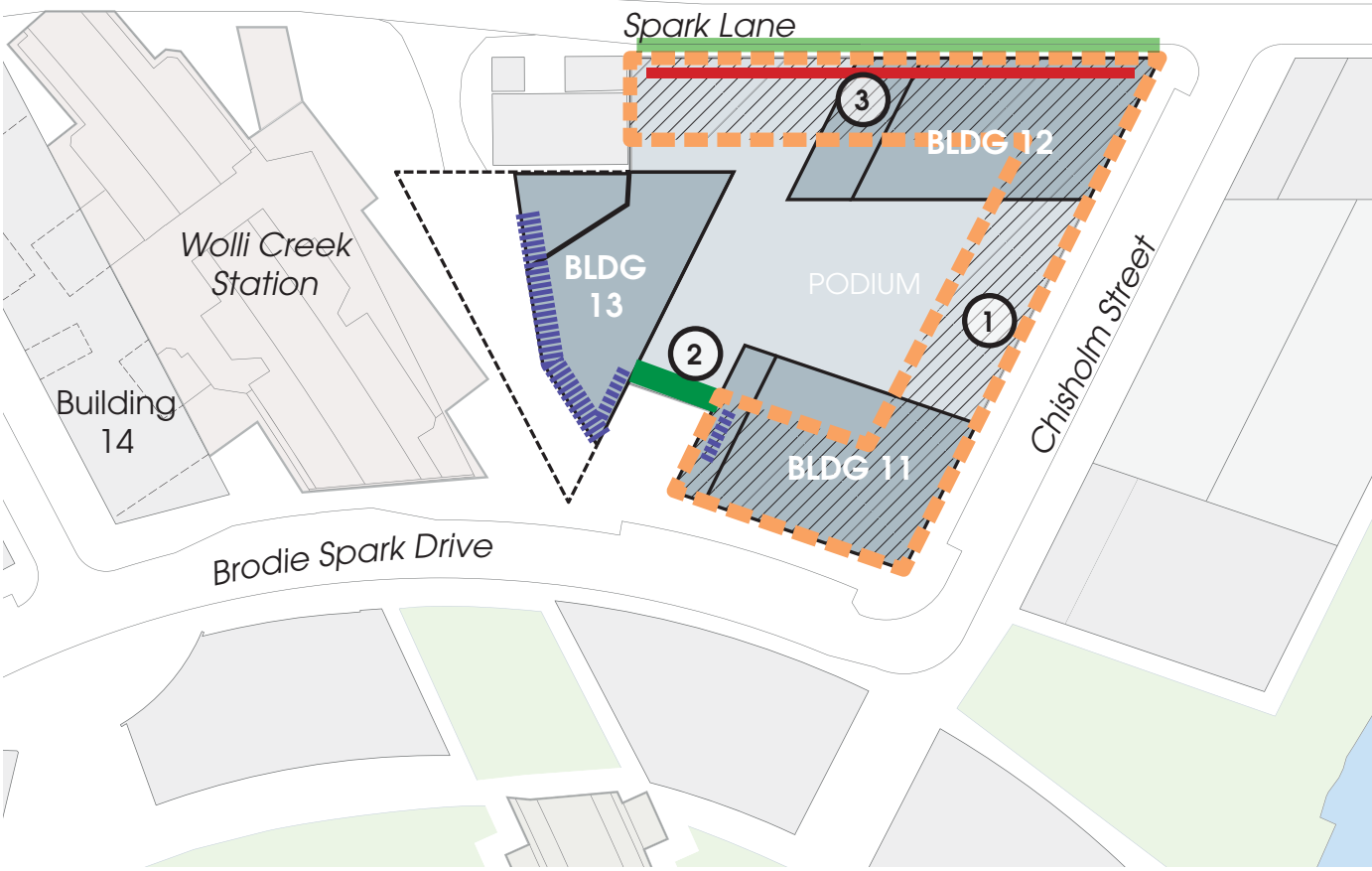


TYPICAL LOWER FLOOR (LEVELS 5 TO 8)

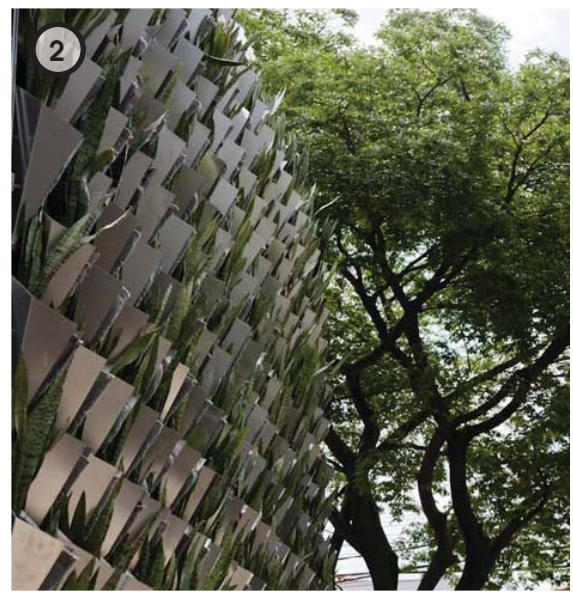
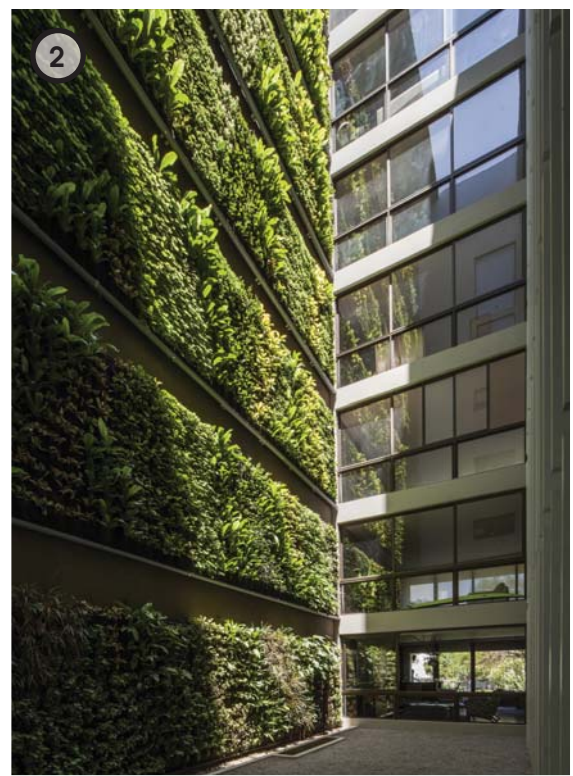


HIGH VALUE UNITS: 3B HIGH VALUE UNITS: 2B VENTILATION SHAFT LOWER AMENITY ZONE

PODIUM SLEEVEING



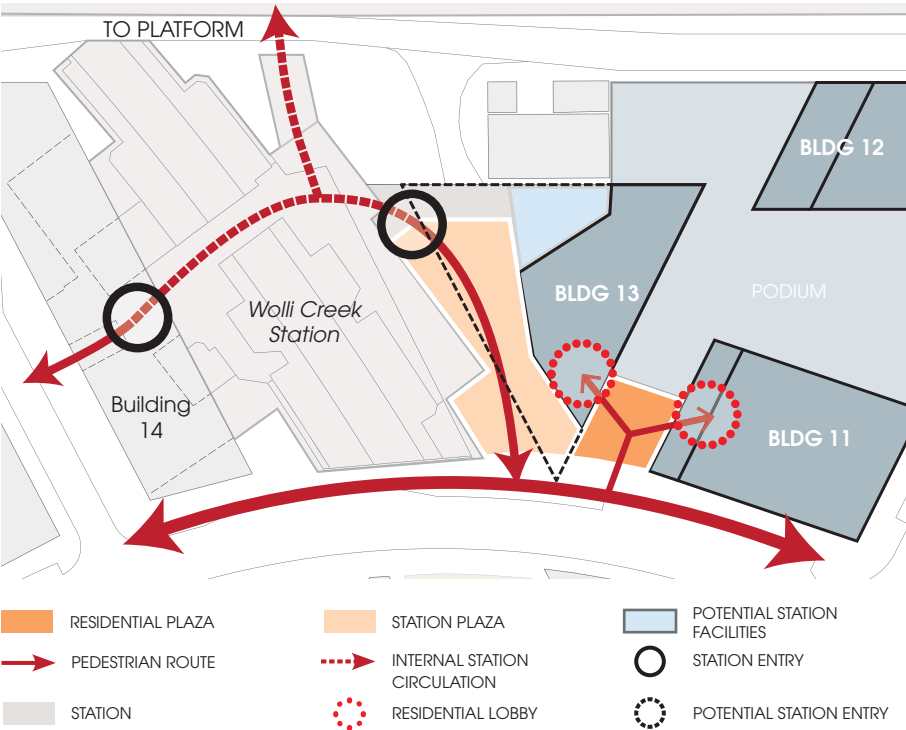
- > THE MAJORITY OF THE PODIUM EDGE IS SLEEVED WITH RESIDENTIAL; ARTICULATED TO IMPART A FINE GRAIN TO THE STREET
- > 2B LOFTS HAVE FRONT DOORS ALONG CHISHOLM STREET TO ESTABLISH A STREETScape WITH RHYTHM AND HUMAN SCALE
- > THE BUILDING 11 / 13 RESIDENTIAL PLAZA CAN POTENTIALLY BE EDGED BY A GREEN WALL TO SCREEN THE PODIUM AND CREATE AN ATTRACTIVE ADDRESS TO THE RESIDENTIAL LOBBIES



PUBLIC DOMAIN INTERFACE

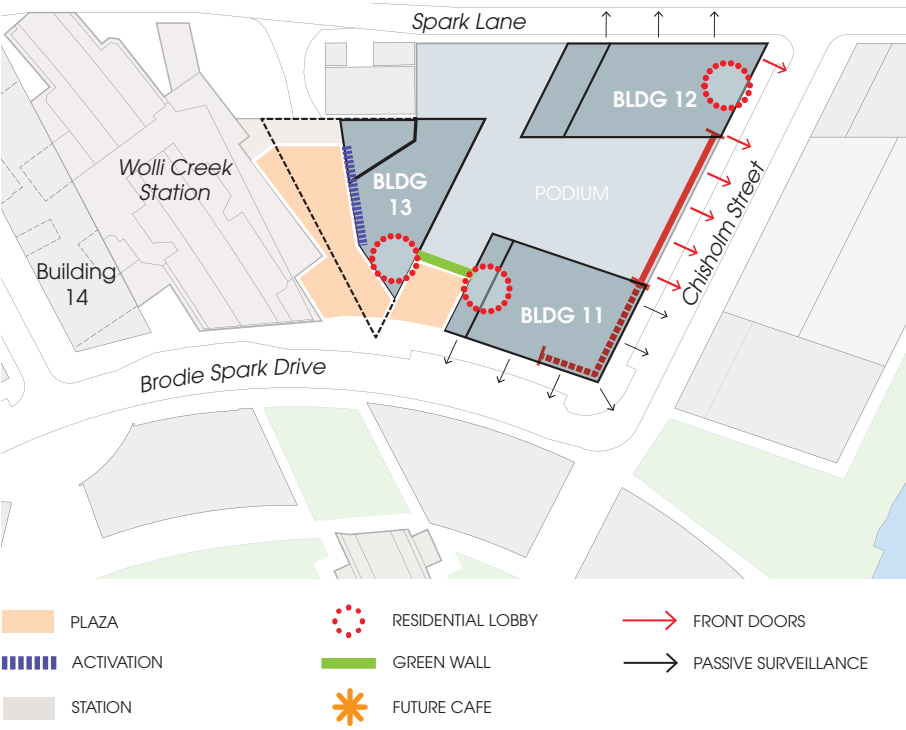
- THE ARCHITECTURAL DESIGN IS INTEGRAL WITH THE PUBLIC DOMAIN TO DEFINE NEW PUBLIC SPACES AND ESTABLISH COHERENT STREETSCAPES THAT ARE SAFE AND WELCOMING.
- > THE BUILDING 13 AND 11 LOBBIES ARE ACCESSED OFF A RESIDENTIAL PLAZA EDGED WITH A GREEN WALL TO CREATE A HIGH QUALITY AND LEGIBLE ADDRESS
 - > A COVERED PLAZA IS CREATED UNDER BUILDING 13. A GLAZED ROOF SPANS THE GAP BETWEEN BUILDING 13 AND WOLLI CREEK STATION TO INTRODUCE LIGHT INTO THE PLAZA.
 - > THE PLAZA IS ANIMATED BY THE LOBBY TO BUILDING 13, DISPLAY WALLS AND ARTWORK
 - > THE PLAZA COULD POTENTIALLY ACCOMMODATE MINOR STATION AMENITIES SUCH AS TICKETING AND BIKE PARKING UNDER BUILDING 13 TO ACTIVATE THE PLAZA.
 - > OPPORTUNITY FOR SERVICE ACCESS TO THE STATION UNDER THE PLAZA FROM SPARK LANE

PEDESTRIAN MOVEMENT + KEY SPACES



POTENTIAL CHARACTER FOR PLAZA UNDER BUILDING 13

EDGES



POTENTIAL FOR PUBLIC ARTWORK IN THE PLAZA UNDER BUILDING 13



CONTACT US

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