

RESPONSE TO COUNCIL SUBMISSIONS

BAY CENTRAL

CAPTAIN COOK DRIVE, WOOLLOOWARE

MAY 2016



BAY CENTRAL
Something for everyone



RICE
DAUBNEY

CONTENTS

PRINCIPAL ISSUES

CAPTAIN COOK DRIVE FACADE

ENTRY AT LEVEL 1

ARTICULATION

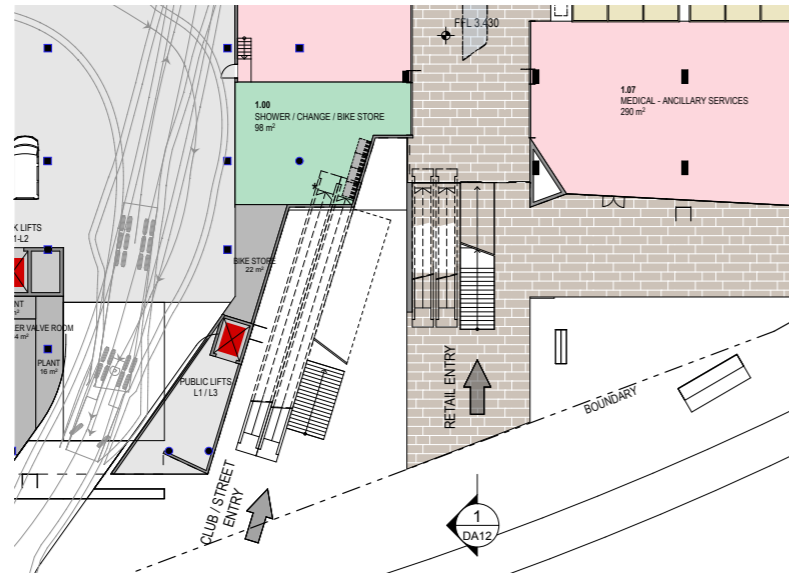
ACTIVATION

NORTH FACADE TO RIPARIAN ZONE

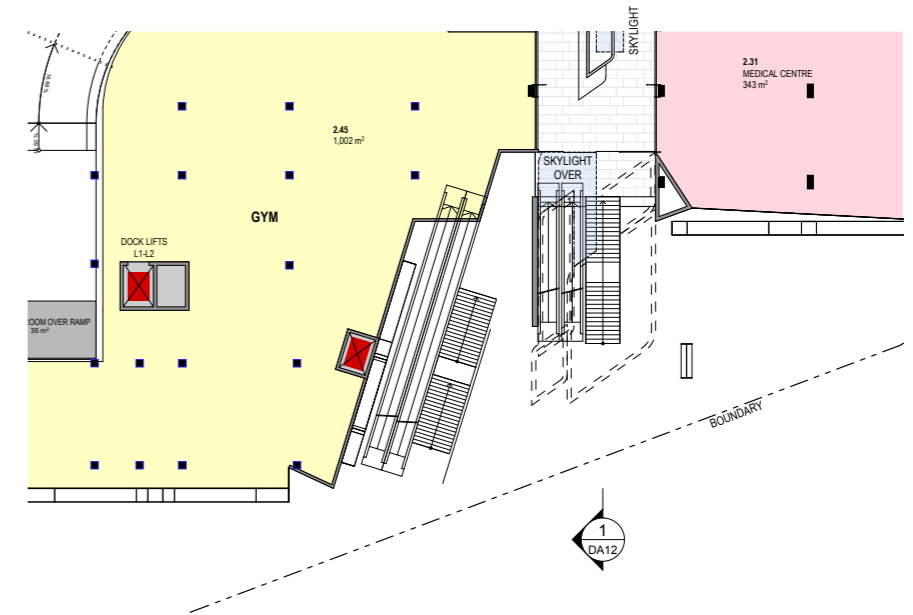
LEVEL 1 USES AND APPEARANCE FROM RIPARIAN ZONE.

LEVEL 2 ENCLOSURE

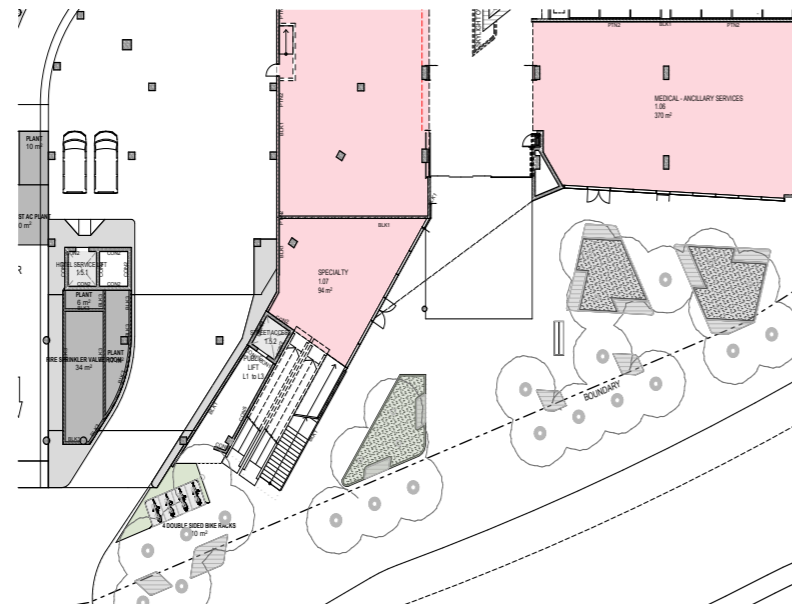
ENTRANCE TO THE CLUB



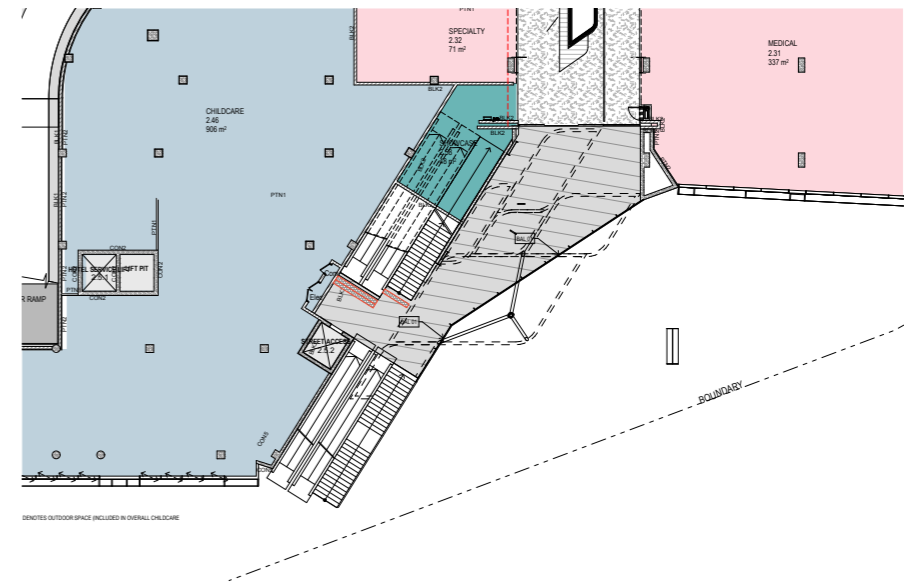
ENTRY LEVEL 1
75W



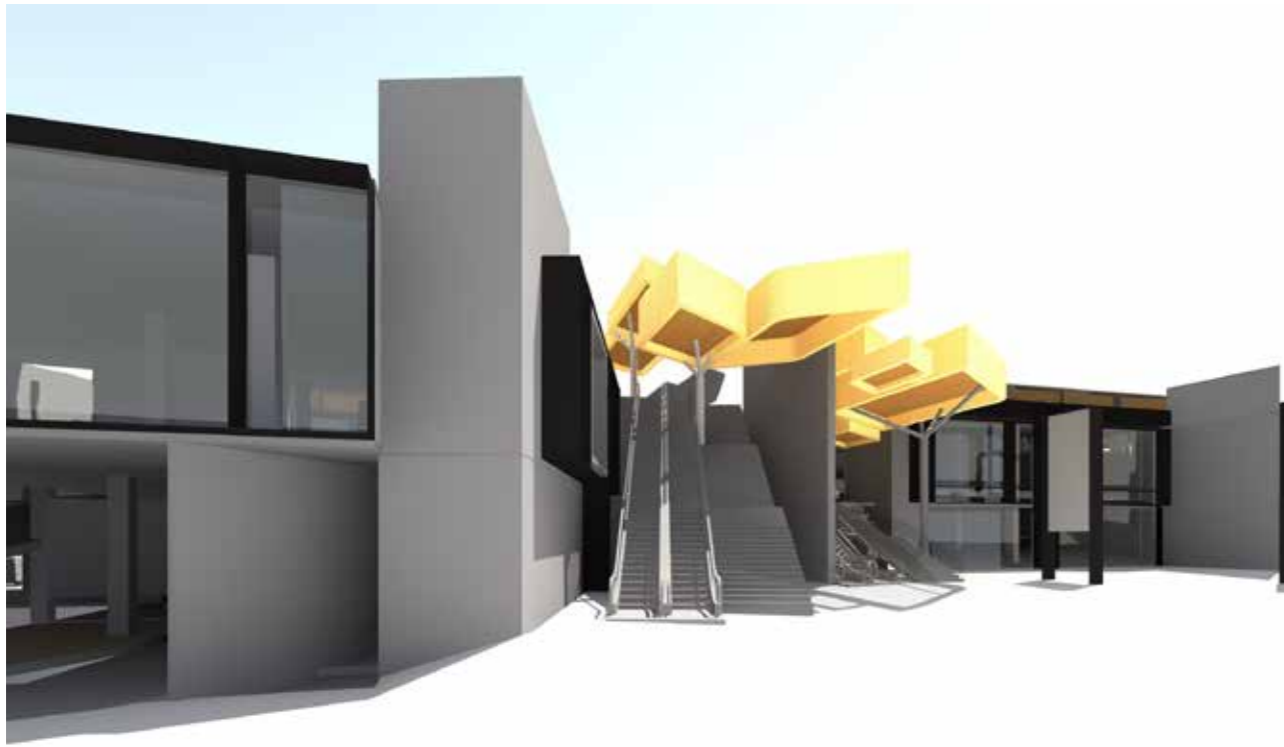
LEVEL 2
75W



REVISED ENTRY LEVEL 1
AMENDED MODIFICATION PROPOSAL



LEVEL 2
AMENDED MODIFICATION PROPOSAL



ENTRY
75W



ENTRY
75W

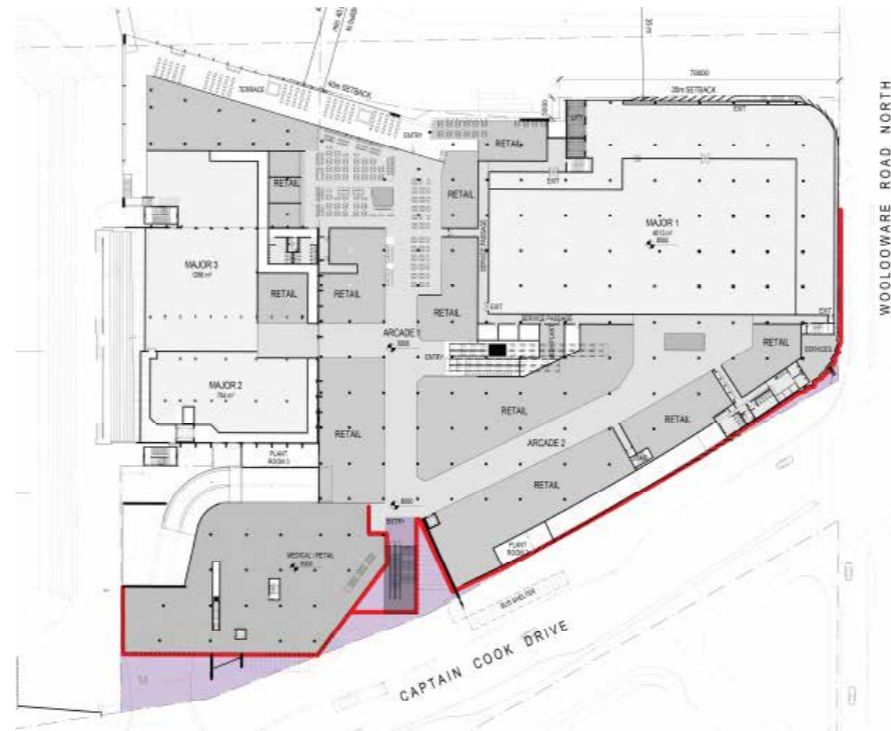


REVISED ENTRY
AMENDED MODIFICATION PROPOSAL

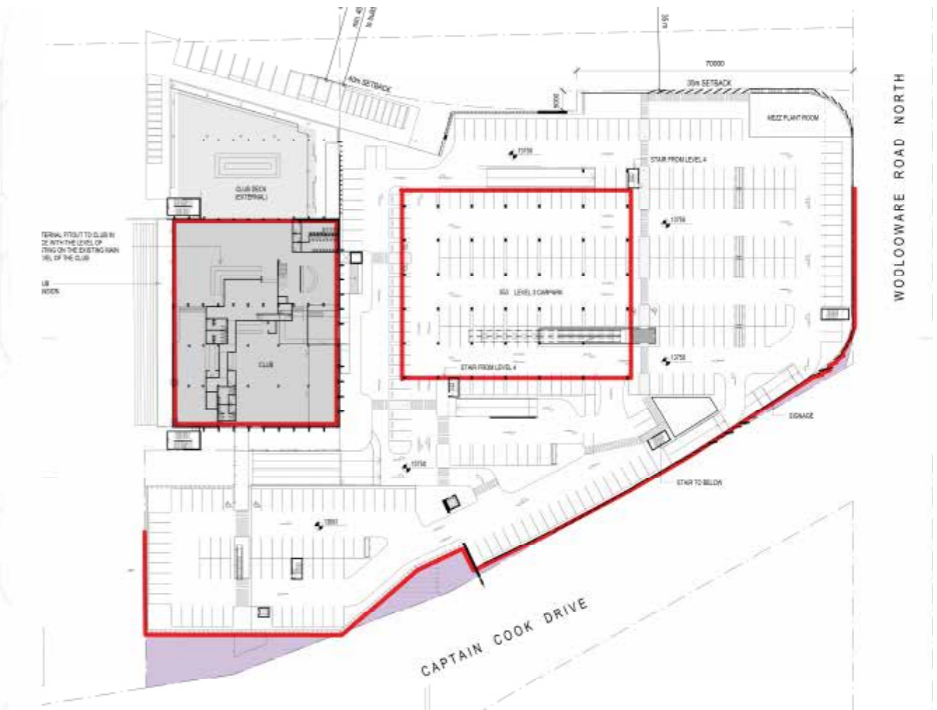




LEVEL 1
APPROVED



LEVEL 2



LEVEL 3



LEVEL 1
AMENDED MODIFICATION PROPOSAL
ARTICULATION CAPTAIN COOK DRIVE



LEVEL 2



LEVEL 3

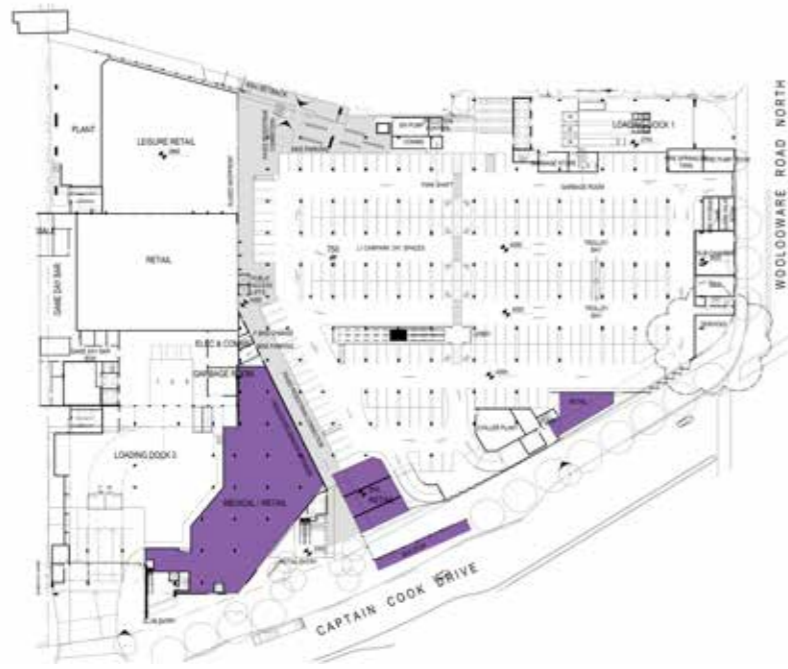
FACADE ARTICULATION IS PROVIDED BY A SERIES OF STEEL FRAMES WHICH ORDER THE FACADE ELEMENTS ON BOTH THE NORTH AND SOUTH ELEVATIONS CONNECTING THE ELEVATED STREET WITH THE SAME STEEL SHROUD WHICH THEN HOUSES THE RETAIL SHOPFRONTS. THE EXTERIOR AND INTERIOR EXPRESSION IS THEREFORE ONE ELEMENT WHICH LINKS INSIDE TO OUTSIDE ORGANIZING ALL ELEMENTS WITHIN IT. THIS ELEMENT ORDERS WITHIN IT ACTIVATED ZONES BOTH PHYSICALLY AND VISUALLY AND PROVIDES A VISUALLY STRONG AND CONSISTENT ARCHITECTURAL EXPRESSION AT BOTH MACRO AND MICRO SCALES WITH MODULATION BOTH IN PLAN AND ELEVATION APPROPRIATE TO ITS CONTEXT.



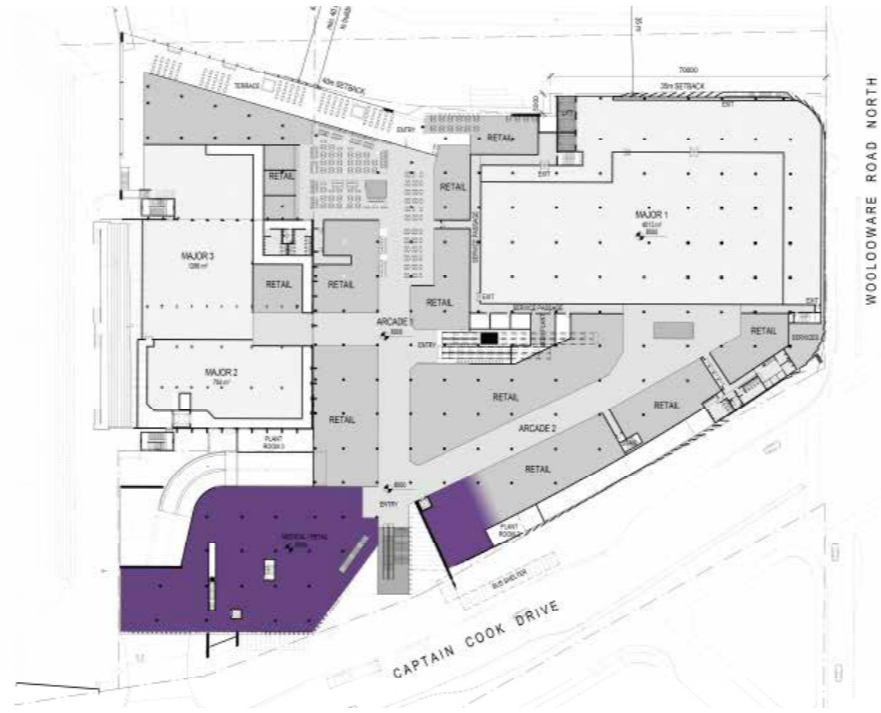
APPROVED
ARTICULATION CAPTAIN COOK DRIVE



AMENDED MODIFICATION PROPOSAL
ARTICULATION CAPTAIN COOK DRIVE



LEVEL 1
APPROVED



LEVEL 2



LEVEL 1
AMENDED MODIFICATION PROPOSAL
ACTIVATION CAPTAIN COOK DRIVE

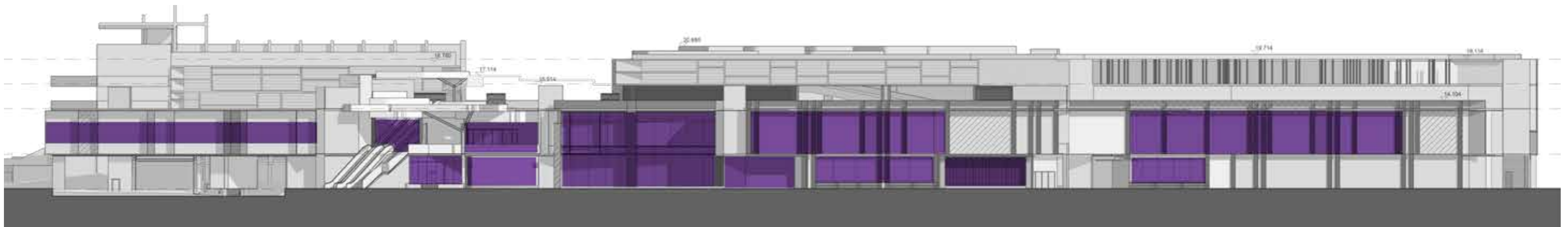


LEVEL 2

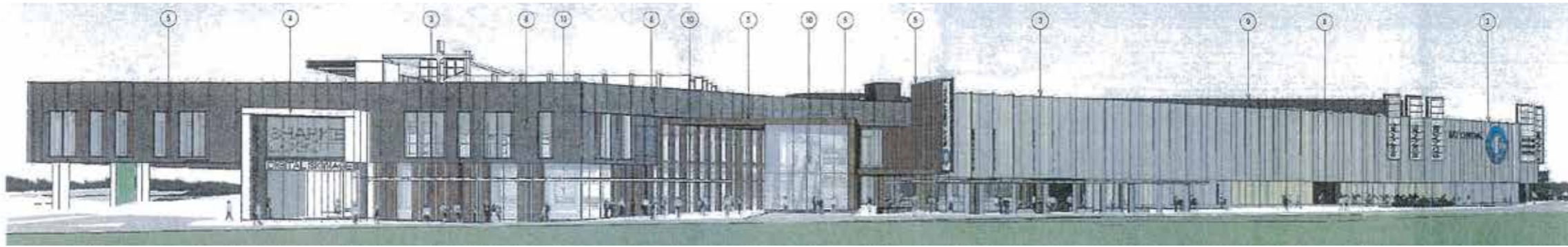
THE CARPARK LEVEL HAS BEEN EXTENSIVELY REDESIGNED TO ACHIEVE A MUCH HIGHER PROPORTION OF ACTIVATION NOT ONLY HORIZONTAL-
LY BUT AS IMPORTANTLY VERTICALLY GIVING VISUAL INTEREST TO THE ENTIRETY OF THE FACADE. ACTIVATION HAS BEEN ACHIEVED BY NOT
SIMPLY PROVIDING RETAIL SHOPFRONTS ALONG THE STREET EDGE BUT RATHER A SERIES OF EXPERIENCES: A MAJOR ICONIC ENTRY POINT; AN
ARTICULATED THROUGH SITE LINK WITH CLEAR AND OPEN SIGHT LINES, A TWO LEVEL COMMUNITY CENTRE, AN INTEGRATED BUS SHELTER,
THE OPPORTUNITY FOR POP UP RETAIL AND PROVISION FOR A SIGNIFICANT LOCAL ART PIECE.



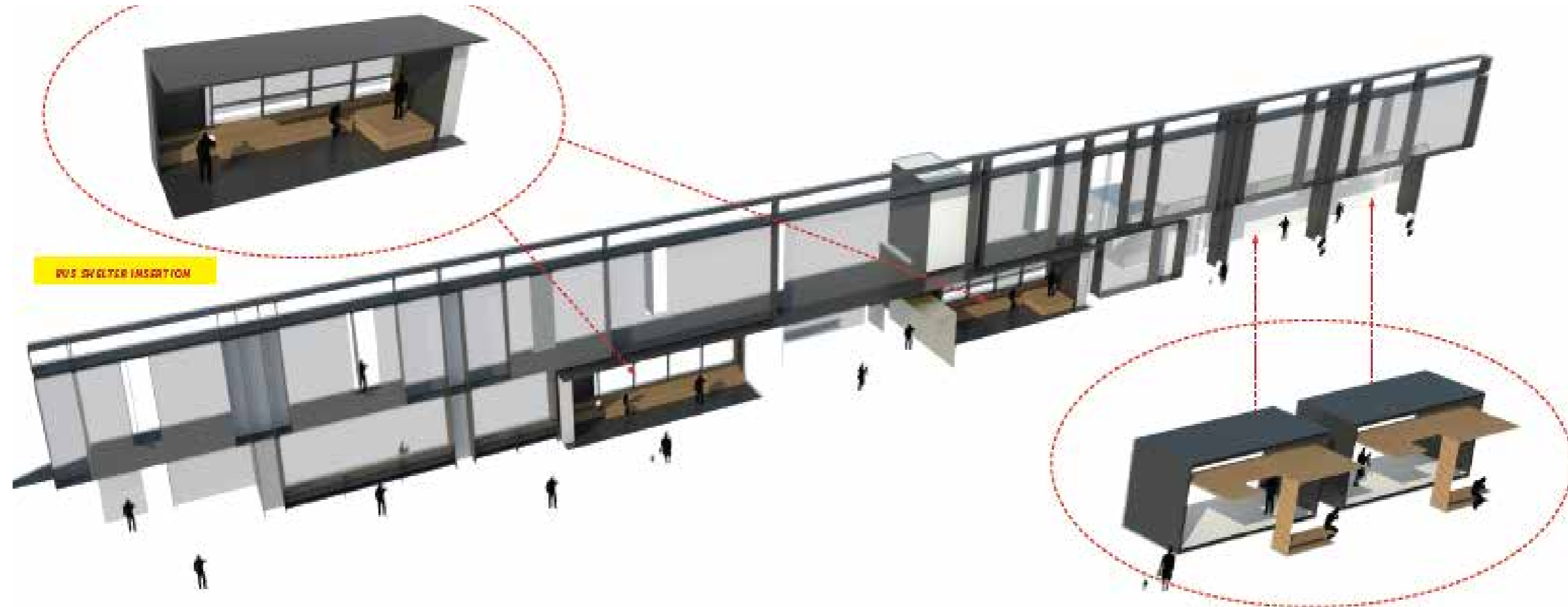
ACTIVATION CAPTAIN COOK DRIVE
APPROVED



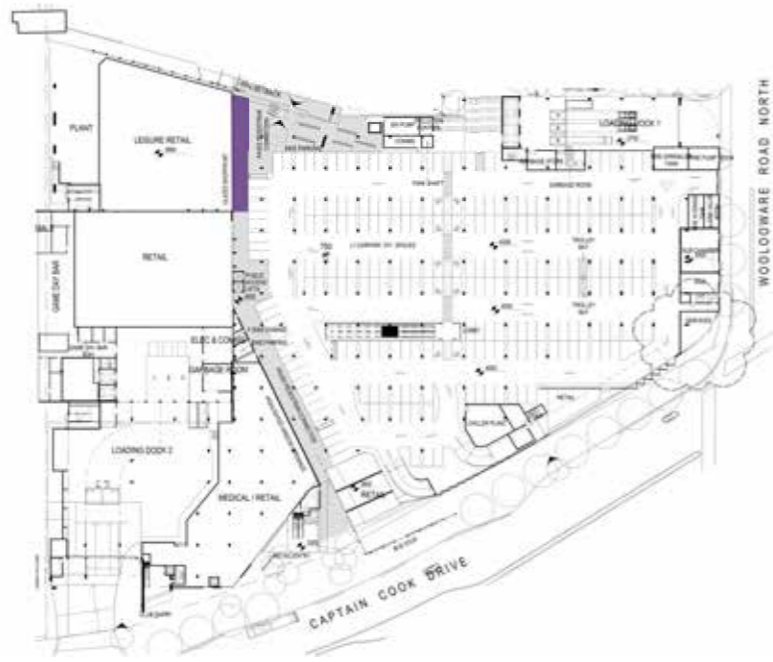
ACTIVATION CAPTAIN COOK DRIVE
AMENDED MODIFICATION PROPOSAL



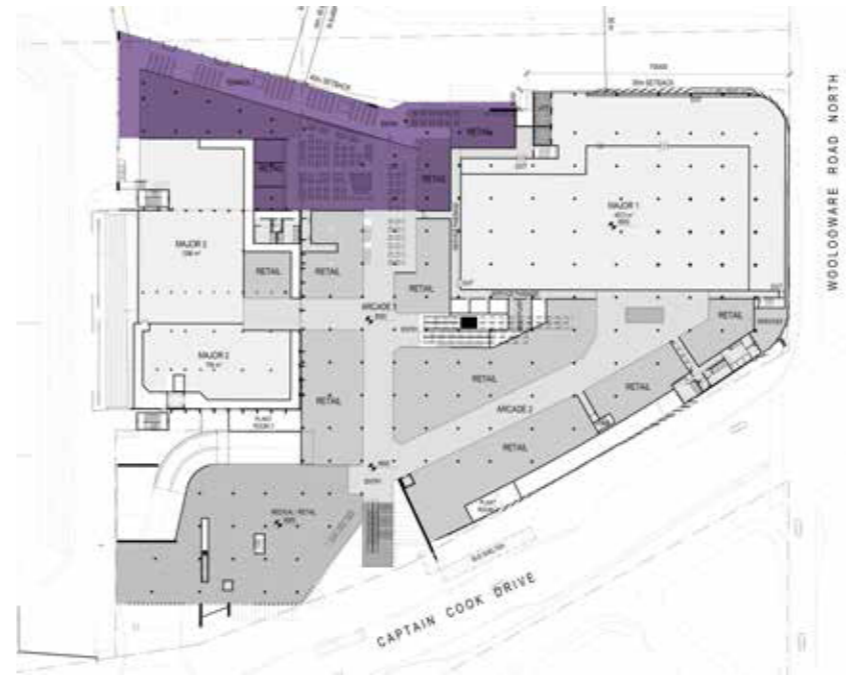
ACTIVATION CAPTAIN COOK DRIVE
APPROVED



ACTIVATION CAPTAIN COOK DRIVE
AMENDED MODIFICATION PROPOSAL



LEVEL 1
APPROVED



LEVEL 2



LEVEL 1

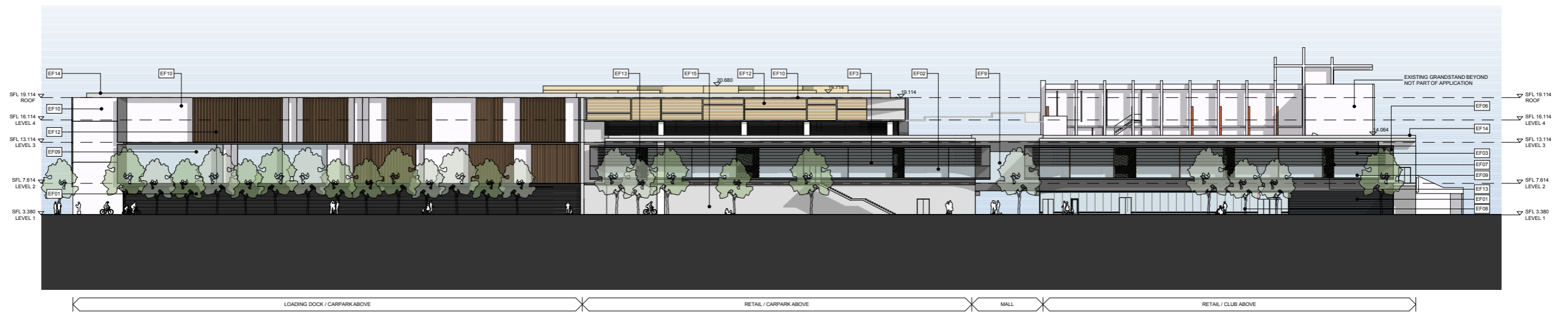


LEVEL 2

AMENDED MODIFICATION PROPOSAL
ACTIVATION TO NORTH HERN RIPARIAN ZONE



APPROVED



THE ARTICULATION OF THIS FACADE IS AN EXTENSION OF THE ARCHITECTURAL DIALOGUE WHICH STARTS ON CAPTAIN COOK DRIVE AND IS DRAWN THROUGH THE ELEVATED STREET BEFORE CONNECTING OUT TO THE RIPARIAN ZONE. ARTICULATED STEEL FRAMES ORDER THE VERANDAH EDGE AS IT OPENS TO THE AIR AND LIGHT WHILE PROVIDING A SMALLER SCALE MODULATION FOR PEOPLE TO SIT AGAINST AND APPRECIATE THE VIEW. THE ABILITY TO OPEN AND CLOSE THE FACADE AT THIS POINT ALLOWS INCREASED AMENITY TO THE DINING TERRACE WHILE STILL MAXIMIZING VIEWS, SUN AND AIR AND IMPORTANTLY CONNECTION TO PUBLIC OPEN SPACE. THE PROPOSAL TO PROVIDE A LANDSCAPED AMPHITHEATER WHICH CONNECTS THE ELEVATED TERRACE TO THE PUBLIC DOMAIN PROVIDES ARTICULATION TO THIS EDGE AND FURTHERS THE SEAMLESS INTEGRATION BETWEEN LANDSCAPE AND THE BUILT FORM

AMENDED MODIFICATION PROPOSAL

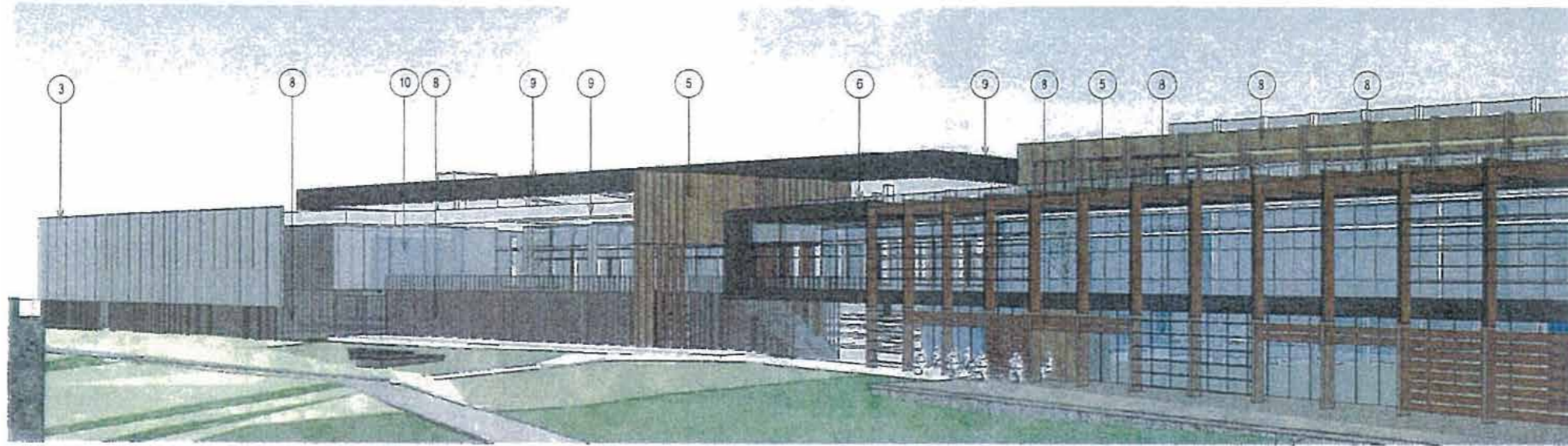
NORTH ELEVATION TO RIPARIAN ZONE



APPROVED



AMENDED MODIFICATION PROPOSAL ACTIVATION TO NORTHERN RIPARIAN ZONE

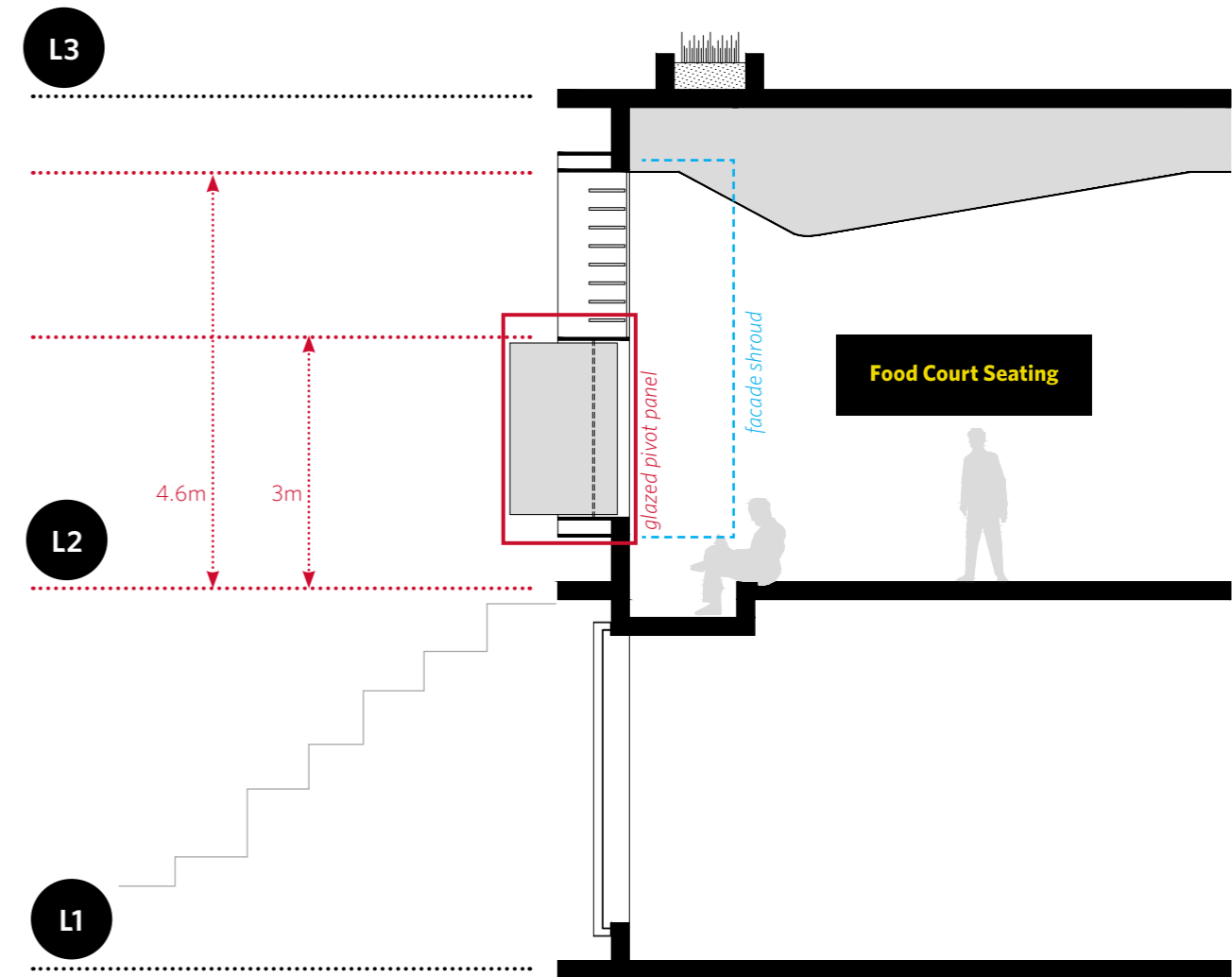
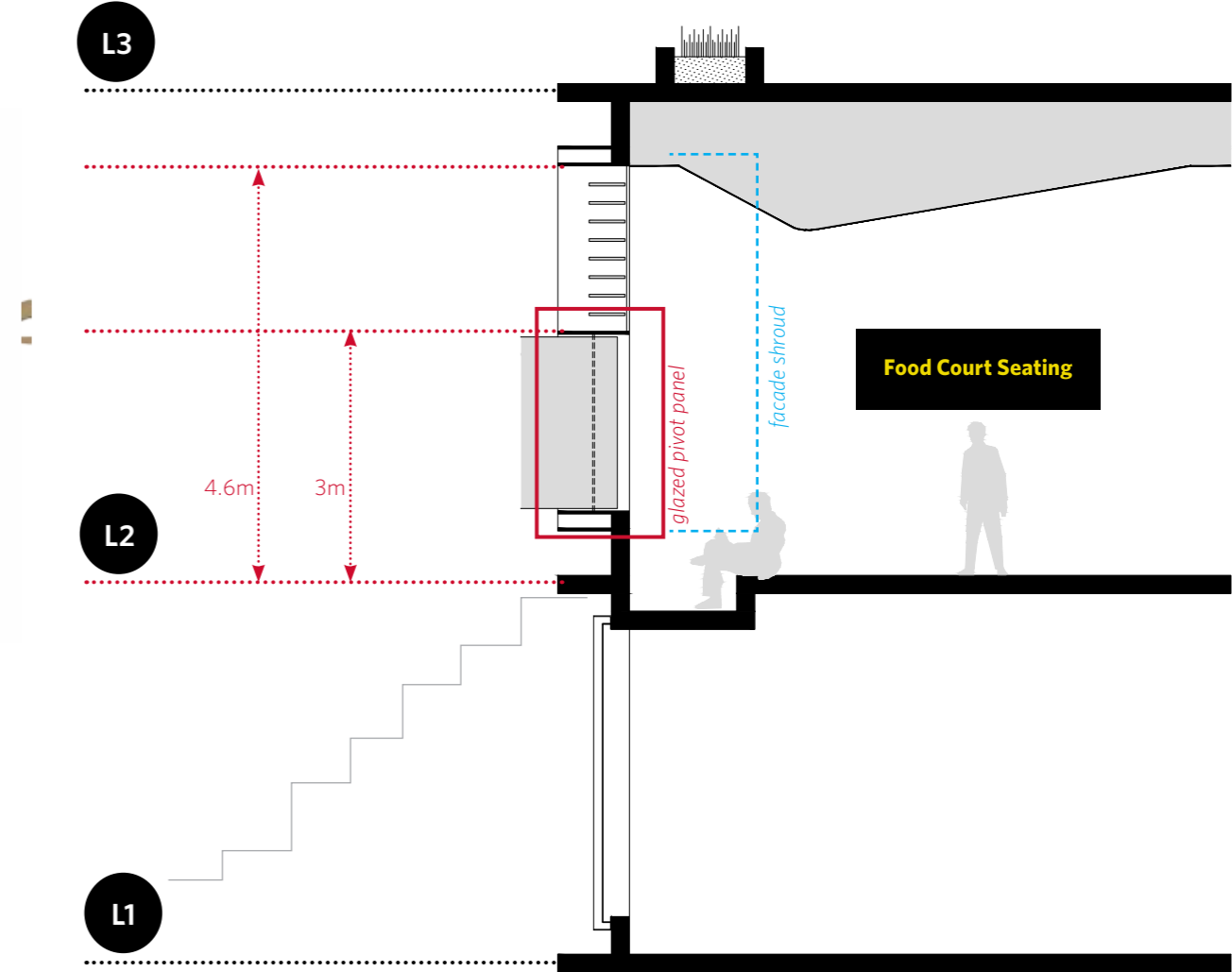
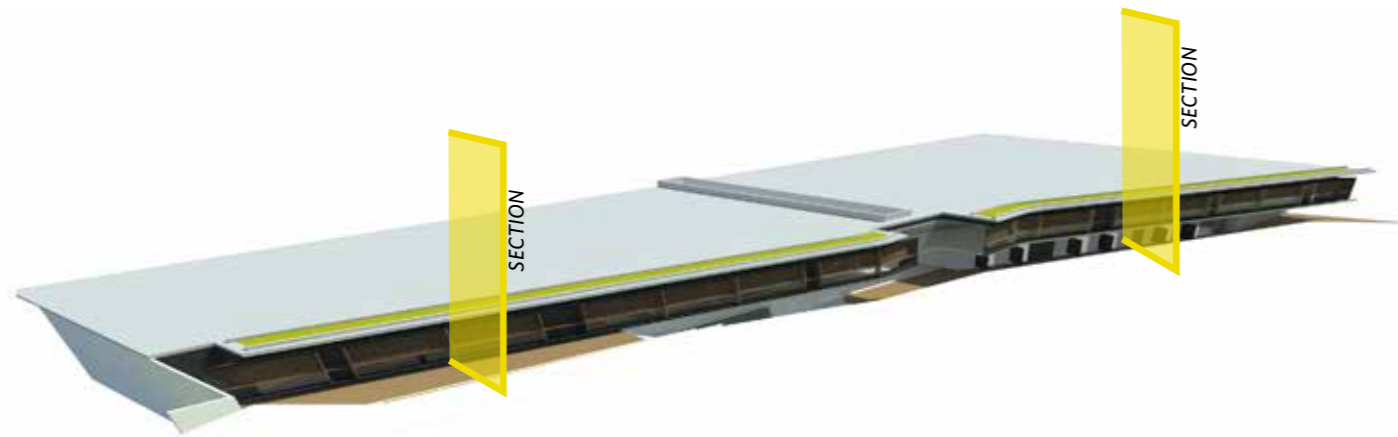


APPROVED



AMENDED MODIFICATION PROPOSAL

NORTH ELEVATION TO RIPARIAN ZONE



NORTH ELEVATION TO RIPARIAN ZONE

