

Design Quality Principle 7

Safety and Security

Good design optimises 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 visible areas that are easily maintained and appropriate to the location and purpose.

Proposal

The mix of uses will allow for meaningful security and surveillance of the adjoining foreshore parklands and streetscape outside of regular business hours, resulting in a safer urban environment.

Apartments have a legible entry via the main residential foyer at street level and from the multiple foyers on the Level 07 residential podium courtyard. Also from Level 03 residential lobby contained within Building E. Secure lift access to car park levels is provided to all apartments. The multiple entries provide an activated podium communal courtyard. The proposal will ensure restricted access to residential lift lobbies, residential car parking and the communal courtyards.

The surrounding public domain and foreshore parklands are well surveyed by apartments, retail, tourism accommodation and club facilities. The

inclusion of a new secondary residential lobby to the northern facade further aids in the passive surveillance along the developments northern edge.

Pathways in the foreshore parklands will be well lit at night.

The proposed new Level 03 street will have passive surveillance from the adjacent tourism accommodation, Leagues Club, apartments in Building A and residents communal facilities at Levels 07. The street will be used as a shared way for traffic and pedestrians, with the residential car park ramp accessed from the northern end of the street. Taxi ranks and pick-up/drop off zones will be provided along the full length of the street. Well designed lighting will be provided.



Apartments on the north elevation provide meaningful passive surveillance over the proposed foreshore parklands

Design Quality Principle 8

Housing Diversity and Social Interaction

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.

Proposal

Currently the indicative plans provide a mix of 1 bedroom (35.2%), 2 bedroom (49.6%), and 3 bedroom (15.2%) apartments. Within each apartment type there is also a range of sizes, orientations, and balcony or terrace sizes. The accommodation, mix and size of apartments have been determined to appeal to a diverse range of occupant profiles.

Substantial storage provisions will be allowed for in each unit.

The wider frontage allows for balconies that are consolidated at one level and located directly off the main living space.

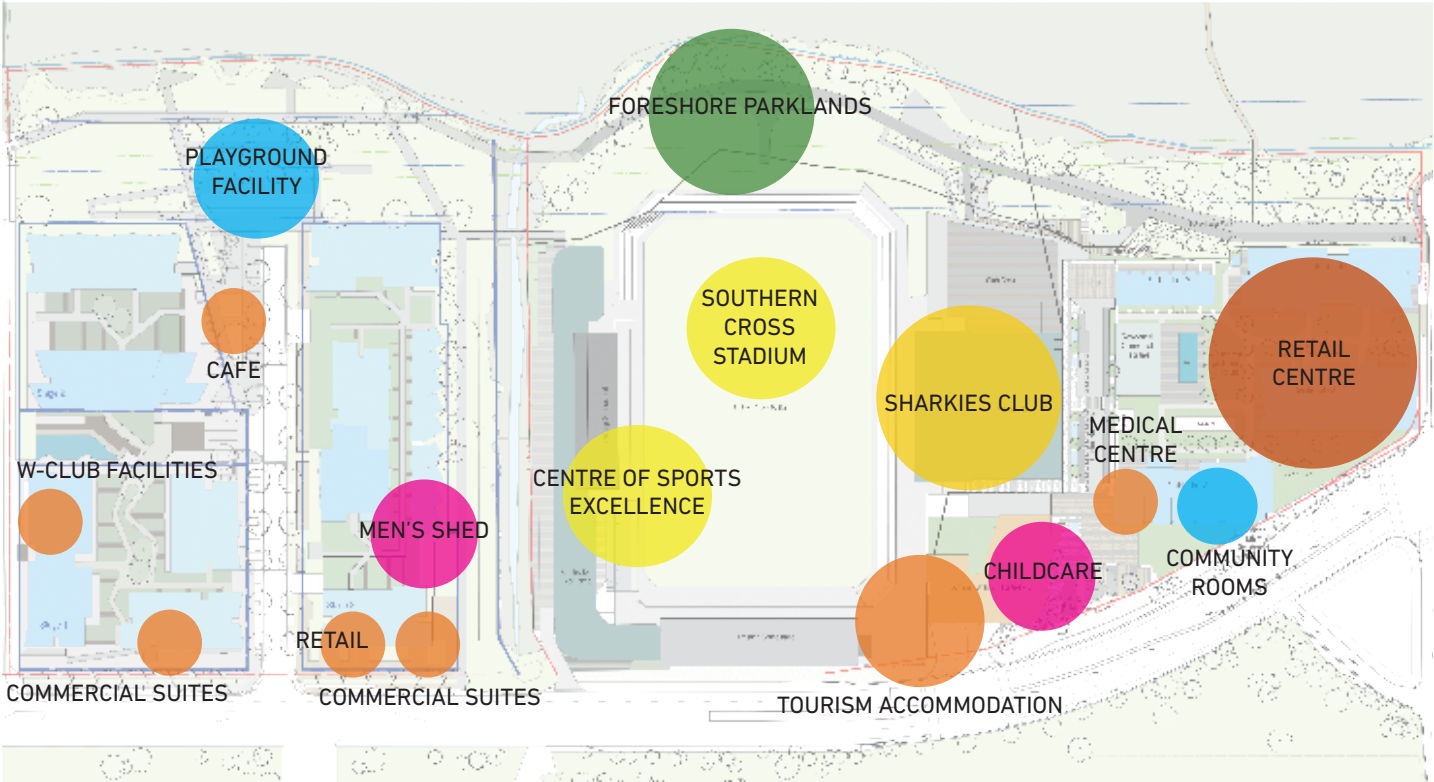
30% adaptable apartments will be provided which is above the 20% agreed in initial Concept Plan for Stages 1 - 3. This will assist the housing choice for an aging demographic in Sutherlandshire.

The communal facilities in the residential courtyard are equally accessible from all apartments and provide a diversity of landscaped areas for informal and formal social interaction.

A large external swimming pool & deck, along with a resident's meeting room facility on Level 07 will reinforce the sense of community in the precinct. The residential buildings will have easy access to the extensive retail, cafe, and league club facilities within the Bay Central precinct.

A public community room is proposed to be located off the Level 2 retail plaza. This will be managed by the club but will be for the use of local community groups.

The tourism accommodation will provide badly needed short stay accommodation for Sutherlandshire. Overall the new development greatly improves the existing club facilities, its relationship to its immediate environment, and to the greater Woollooware community. It safeguards the future viability of this important club facility which has strong historical ties to the area.



Proposed new community facilities.

Design Quality Principle 9

Aesthetics

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

Proposal

The proposed residential buildings at Bay Central precinct will draw their inspiration from their direct waterfront location. While the architecture should be familiar with the other residential stages, the design will allow for a diversity of styles. Bay Central at Woollooware Bay adds to the family of buildings which together create this new waterfront community.

The buildings at Bay Central have been designed to allow each part to express their own particular identity and use through variance in form. Their articulated forms, together with a podium base, develop a legible design that is both recognisable and contextually appropriate for Woollooware Bay Town Centre.

Cognisant of the waterfront location, materials will be selected from a natural palette and tonal range to add a sense of warmth. Facade materials will have texture so that there is a play on light and shade. Shutters and louvres add to the composition of texture and shade glazing that is flush with the facades.

The selection of materials ensures low maintenance finish to ensure the quality of the development is maintained.



Indicative view showing the medical centre facility on Captain Cook Drive and adjoining retail centre.



Indicative Materials and Finishes - use of quality material suitable for the civic importance of the proposal

Page	Recommendation	Proposal
20	Relating to local context.	<p>Yes, meets the objectives.</p> <p>The proposal relates to the context and is consistent with the approved Concept Plan building envelopes for Stages 1 to 3. The residential use is appropriate to the local context and consistent with the future desired character of the mixed use town centre development.</p>
35	In general a depth of residential buildings 12-18m (glass-to-glass) wide is appropriate. If wider, demonstration of satisfactory daylighting and natural ventilation.	<p>Yes , with qualifications</p> <p>Buildings A, B, & C – overall envelopes are 22000 to 224000mm deep, however due to the stepped facade & recesses, the buildings meet the required solar and natural ventilation requirements.</p> <p>Building D&E – overall envelopes are approximately 1830 to 27000mm deep and meets the required solar and natural ventilation requirements</p>
37	<p>Distance between buildings:</p> <p>Five to eight storeys / up to 25m: 18m between habitable rooms / balconies; 12m between habitable rooms / balconies and non-habitable rooms; and 9m between non-habitable rooms.</p> <p>Nine storeys and above / over 25m: 24m between habitable rooms / balconies 18m between habitable rooms / balconies and non-habitable rooms 12m between non-habitable rooms</p>	<p>Yes, exceeds the objectives</p> <p>The proposal meets building separation requirements</p> <p>The separation between Building B - 15 storeys (9 storeys above the 6 levels of podium) and Building C - 12 storeys (6 storeys above 6 levels of podium) is greater than 18000mm.</p> <p>The separation between Building A - 14 storeys (11 storeys above the Level 03 street) and the tourism / residential accommodation Building E - 10 storeys (7 storeys above the Level 03 street) is greater than 18000mm.</p> <p>With consideration to the rules of thumb for amenity including privacy – visual, acoustic, solar access and natural ventilation the following considerations have been made:</p> <p>The angle of separation between apartments and placement of solid walls and window arrangement ensures that there is no visual access between adjoining apartments; and</p> <p>Privacy screens are placed on the 'sides' of balconies.</p>
61	<p>Minimum 25% open space area to be deep planting.</p> <p>Deep soil zones to meet the following minimum requirements:</p> <ul style="list-style-type: none"> - 7% of site area - Less than 650sqm, no min dimension - 650sqm - 1500sqm, 3m min dimension - Greater than 1500sqm, 6m min dimension 	<p>Yes, exceeds the objectives</p> <p>The minimum deep soil requirement of 25% open space equates to 2033sqm (site area is 32529sqm). The deep soil zones will exceed minimum requirements for the Bay Central precinct due the extent of foreshore parkland to the north. These parklands mainly consists of riparian zones with indigenous planting and little hard landscaping. The current foreshore parklands proposal to the north of the proposal Bay Central precinct has in excess of 5000sqm landscaped area (ie excluding pathways, roads, etc) with the majority being deep soil. Additional to this, the communal Level 07 residential podium includes approx. 2000sqm landscaped area, with extensive raised planters that allow for substantial tree types with soil depths of 1000mm to 1200mm. Please refer to the Landscape Architects Report for the Foreshore Parklands and Level 07 podium design.</p>
55	<p>Communal open space has a minimum area equal to 25% of site</p> <p>Communal open space should have a minimum dimension of 3m</p>	<p>Yes, exceeds the objectives</p> <p>There is 3492sqm communal open space on the Level 07 podium. Once the extensive foreshore parklands to the north of the Bay Central precinct are also included, the total communal open space substantially exceeds 25%.</p>
93	Minimum recommended area of private open space for each apartment at ground level or on a structure such as podium or car park is 15sqm; minimum preferred dimension in one direction is 3 metres.	<p>Yes, exceeds the objectives</p> <p>Each of the podium level apartments have large generous private courtyards that are in excess of the minimum 15sqm. These courtyards will be designed to include outdoor entertaining areas, plus planters and vegetation where possible.</p>

Page	Recommendation	Proposal
48-49	Site - Orientation	<p>Yes, with qualifications</p> <p>The relevant section of the ADG relates to aligning with streets and maximising the number of units facing north.</p> <p>The building form within the approved envelopes has maximised the number of north facing apartments. Multiple cores reduce the length of corridors and the amount of south facing units. There are 15% south facing units which is compliant with the ADG. See Solar Access for further information.</p>
66-67	Site amenity - safety Pedestrian access and entries	<p>Yes</p> <p>The ADG requires secure ground level access, passive surveillance, reinforcing the building boundary, orientating entrances to streets, providing clear lines of site from the lobbies to the street, provision of adequate illumination. The proposal responds positively to all of these requirements.</p>
64-65	Site amenity – visual privacy	<p>Yes</p> <p>Visual privacy from the public domain and between apartments is integral to the building design and includes the following:</p> <p>Apartments have sufficient separation from other uses such as retail, hotel, club and function centre.</p> <p>Apartments are elevated above street level from Levels 05 to 15.</p> <p>Due to the large size of the site and extensive residential podium, the buildings achieve the minimum ADG building separation requirements. Where there is the chance of overlooking between apartments, louvred privacy screens will be provided, which double up as wind breaks.</p>
84-85, 91	<p>The width of cross over or cross through apartments over 15m deep should be 4m (wide) or greater to avoid deep narrow apartment layouts.</p> <p>The overall depth must not exceed 18m (glassline to glassline)</p>	<p>Yes, meets the objectives</p>
88	8m max. to rear of kitchen from glass. If more, demonstration of satisfactory daylighting and natural ventilation.	<p>Yes</p> <p>The design of the buildings for this stage are only indicative, The units shown in this Stage have not yet been designed and are indicated in block form. As per Stages 1 to 3, generally all kitchens will be within 8m of glazing for natural light and ventilation, with the exception of some longer cross ventilated units where the back of the kitchen may be marginally greater than 8m from the nearest window. Note that the buildings exceed Solar Access requirements</p>
89	8m maximum depth to single aspect units. If more, demonstration of satisfactory daylighting and natural ventilation.	<p>Yes, meets the objectives</p> <p>Single aspect units in the indicative plans generally have a 9m maximum depth. Note that the buildings exceed both Solar Access and Natural Ventilation requirements.</p>
89	<p>Minimum unit internal areas: (includes for one bathroom only)</p> <p>Studio: 35sqm 1 bed: 50sqm 2 bed: 70sqm 3 bed: 90sqm</p> <p>Every additional bathroom will increase the internal area by 5sqm.</p>	<p>Yes, meets the objectives</p> <p>1Bed Units : range 50sqm to 65sqm 2Bed Units : range 75sqm to 89sqm 3Bed Units: range 104sqm to 196sqm</p>

Page	Recommendation	Proposal
93	<p>All apartments are required to have primary balconies as follows:</p> <ul style="list-style-type: none"> - Studio 4m² min - 1 Bedroom 8m² min and 2m depth - 2 Bedroom 10m² min and 2m depth - 3 Bedroom 12m² min and 2.4m depth - The minimum balcony depth to be counted as contributing to the balcony area is 1m 	Yes, meets the objectives
86-87	<p>Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:</p> <ul style="list-style-type: none"> - Habitable rooms 2.7m - Non-habitable 2.4m - For 2 storey apartments 2.7m for main living area floor, 2.4m for second floor, where it does not exceed 50% of the apartment area - Attic spaces 1.8 at edge of room with a 30 degree minimum ceiling slope <p>If located in mixed used areas 3.3m for ground and first floor to promote future flexibility of use</p>	Yes
67	<p>Optimise the number of ground level units with separate entries.</p>	<p>Yes, with qualifications</p> <p>The residential units are located from Levels 05 to 15. Street level is activated by the multiple entries to the retail centre, club, hotel, medical centre, community rooms, and main residential lobby. The residential buildings are located around the perimeter of the site and have clear sight lines to the adjoining streets and parklands, offering meaningful surveillance and security. Podium level apartments have direct access from there private external terraces to the adjoining communal podium courtyard.</p>
97	<p>The maximum number of apartments off a circulation core on a single level is eight</p> <p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p> <p>Where design criteria 1 is not achieved, no more than 12 apartments should be provided off a circulation core on a single level</p>	<p>Yes, with qualifications</p> <p>The residential buildings have been designed with multiple cores which allows for a small number of units on each corridor. All corridors and lift lobbies have natural light via external glazing.</p>
101	<p>Storage provision:</p> <ul style="list-style-type: none"> 1 bed: 6 cu m; 2 bed: 8 cu m; 3 bed: 10 cu m. <p>(Minimum 50% within unit)</p>	<p>Yes</p> <p>The design of the buildings for this stage are only indicative, The units shown in this Stage have not yet been designed and are indicated in block form. As per the initial residential Stages 1 to 3, sufficient storage requirements will be achieved.</p>
79	<p>70% of units to receive 2 hours of direct sunlight in midwinter, between 9am and 3pm, to living rooms and private open spaces.</p>	<p>Yes</p> <p>The indicative plans achieve a minimum of 2hrs solar access to 70% of the living spaces (1sqm of glazing) and balconies.</p>

Page	Recommendation	Proposal
79	<p>Limit the number of single aspect apartments with a southerly aspect (SW-SE)</p> <p>A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter</p>	<p>Yes, with qualifications</p> <p>The indicative plans have 15% of units with a southerly aspect. Top floor apartments are provided with a skylight and vent to ensure solar are met and to assist with cross ventilation. Overall the residential buildings within the precinct meet the Cross Ventilation and Solar Requirements.</p>
83-85	<p>At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.</p> <p>Apartments at ten storeys or greater are deemed to be crossed ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed</p>	<p>Yes</p> <p>The design of the buildings for this stage are only indicative. The units shown in this Stage have not yet been designed and are indicated in block form. The proposed indicative plans achieves minimum 60% naturally cross ventilated apartments.</p>
119	<p>Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features</p>	<p>Yes</p> <p>The design of the buildings for this stage are only indicative. The units shown in this Stage have not yet been designed and are indicated in block form. It is proposed to provide 30% Adaptable Units at Bay Central, which is over and above the 20% requirement as agreed for Stages 1 to 3 to the west of the stadium, and will provide for 20% Livable Units.</p>



TURNER

22 September 2017

Mr Brendon Roberts
Senior Planning Officer
Planning Services
Key Sites Assessments
NSW Planning & Environment

Dear Robert,

Woollooware Bay Stage 4 - DP&E Response Letter

Captain Cook Drive, Woollooware, NSW 2230

Below is a response to the DP&E queries dated 07.09.17. In particular, please refer to the following drawings and reports:

Street activation and passive surveillance of public domain:

Please refer to the following documents:

Turner S6-A-102-002_Z Level 1

Turner S6-A-103-003_AA Level 2

Turner S6-A-104-004_AA Level 3

Turner S6-A-200-001_U North & South Elevations

Turner S6-A-201-002_U East & West Elevations

Turner S6-A-133-012_S Section 01 & 02

Turner S6-A-900-092_C Perspective CGI View 02

Turner S6-A-900-093_C Perspective CGI View 03

Turner S6-A-900-103_B Perspective CGI View 12

Turner S6-A-900-104_A Perspective CGI View 13

Turner S6-A-900-105_A Perspective CGI View 14

Turner S6-A-900-106_A Perspective CGI View 15

Aspect Studio Landscape Design report and drawings

MOD 6 reference MP 10_0229 dated August 2016 as prepared by HDR Architects and JBA Planning.

L7 **ONE** Oxford Street
Darlinghurst NSW 2010
Australia

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Nicholas Turner Pty Ltd
ABN 86 064 084 911

Nominated Architect
Nicholas Turner 6695

Principal

Nicholas Turner

Directors

Dan Szwaj
Karl May
Kevin Driver
Stephen Cox

Associate Directors

Angus Henderson
Annraoi Morris
James McCarthy
Shewanna Mendis

Senior Associates

Carolina Alvarez
Cecilia Huang
Claudio Mantovani
Jason Goggi
Nick Higgins
Tony Stodart
Vanessa Saad

Associates

Christian Tonnus
Claire Mallin
Gabriel Duque
Janene Fowlstone
Meike Tabel
Petra Magendanz
Yvette Olsen



Podium Levels 01 – 02:

The podium levels (Levels 01 – 02) of the Bay Central Scheme (Woollooware Bay Stage 4) are already approved as part of MOD 6 reference MP 10_0229 dated August 2016. This previous submission was prepared by HRD Architects on behalf of Capital Bluestone.

The lower podium levels in the latest DP&E submission, as prepared by Turner Architects, do not differ from the approved MOD 6, but with the following 3 additional items:

1. A main residential lobby and associated mailroom is proposed at Level 01 in Building A facing Captain Cook Drive in an area previously indicated as plantrooms only. This lobby is a large space, partly double height, and fully glazed. It's location mid-way along the Captain Cook Drive elevation further improves the activation for this portion of the façade.
2. A second residential lobby is proposed on the north elevation of Building C at Level 01 facing the Foreshore Parklands, in an area previously indicated as plantrooms only. This additional lobby allows for ease of access from the proposed residential uses to the amenity of the new waterfront park. The lobby provides for additional activation over and above the already approved scheme.
3. The hotel and club lobby on the South elevation of Building C at Level 01 has been enlarged, with an increased extent of glazing. The layout of the lobby and the associated wayfinding and identification signage further improves the visibility of this lobby within the streetscape and assist with increased surveillance and activation.

The approved MOD 6 was designed to allow for the later addition of residential and hotel uses overhead. The new submission therefore does not change the car park entry or loading dock configuration, retail or commercial tenancy layouts, façade design, finishes, or colour palette on Levels 01 – 02, except in the additional new residential/hotel lobbies noted in items 1 – 3 above.

Levels 03 and above:


Turner would note that the addition of complimentary uses on the site such as the proposed residential and hotel buildings will greatly improve the passive surveillance over the adjacent streets and foreshore parklands. These uses offer activation all day long, and not just during standard retail hours. The proposed new residential and hotel buildings are located around the perimeter of the site which assists with direct sight lines to the public domain.


The main hotel lobby and shared hotel facilities on Level 03 addresses the southern end of the new Level 03 north-south street, and the adjacent Captain Cook Drive. This lobby is fully glazed and is intended as an open plan format with free circulation around the glazed perimeter facade.

The Sharks Accommodation Facility on Level 03 within Building E also addresses the southern end of the new Level 03 north-south street, and the adjacent Sharks Stadium to the west. The facility comprises full height glazing overlooking the sports field and a large west facing external terrace.

The hotel will have 75 rooms on Levels 06 – 08 within Building E, which address all aspects, including Captain Cook Drive, the new Level 03 street and the southern portion of the Sharks Stadium.

The affordable Housing component on Levels 09 -10 of Building E which address all aspects, including Captain Cook Drive, the new Level 03 street and the southern portion of the Sharks Stadium.





Residential Building A comprises 76 apartments within 8 storeys above the car park podium. This new building address both Captain Cook Drive and the new Level 03 streetscape.

Residential Building B comprises 74 apartments within 9 storeys above the car park podium. This new building addresses both Captain Cook Drive and Woollooware Bay north. Buildings A & B comprise a dynamic pair of building forms that step along the Captain Cook Drive elevation and present a slender building form to the east at the junction of Captain Cook Drive and Woollooware Road.

Residential Building C comprises 65 apartments across 8 storeys. On Levels 05 -06, the apartments sleeve the car park to the north and avail of the adjacent waterfront and parkland views. This new building addresses both the new Foreshore Parklands and Woollooware Bay North.

Residential Building D comprises a total of seven 3 storey townhouses above the car park podium. These terrace-like homes address the new Foreshore Parklands to the north.

Collectively the family of proposed hotel and residential buildings will provide for a vibrant and active new town center which has multiple complimentary uses that offer all day round activation and meaningful passive surveillance of the adjacent public domain.

Yours faithfully,

TURNER

James McCarthy
Associate Director

