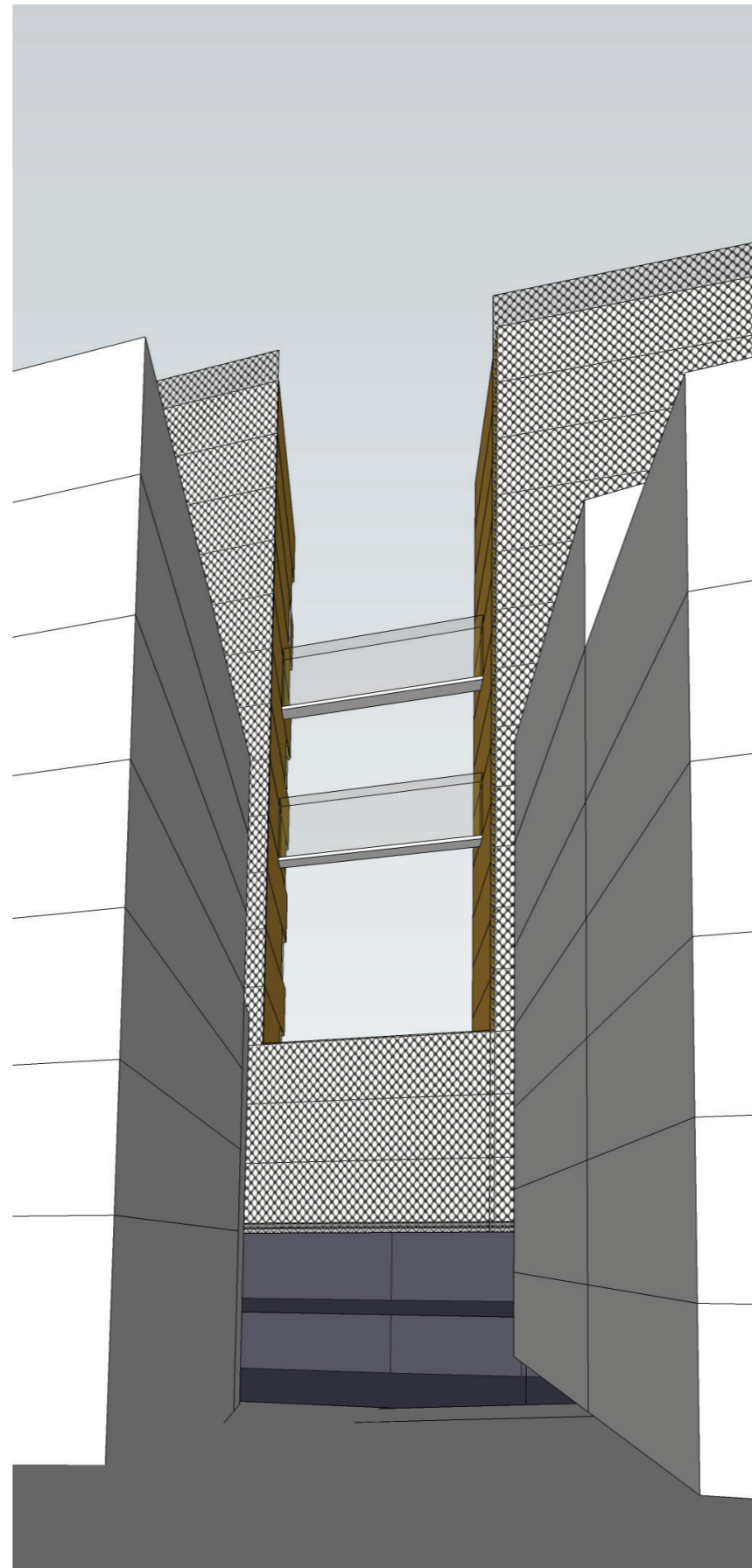
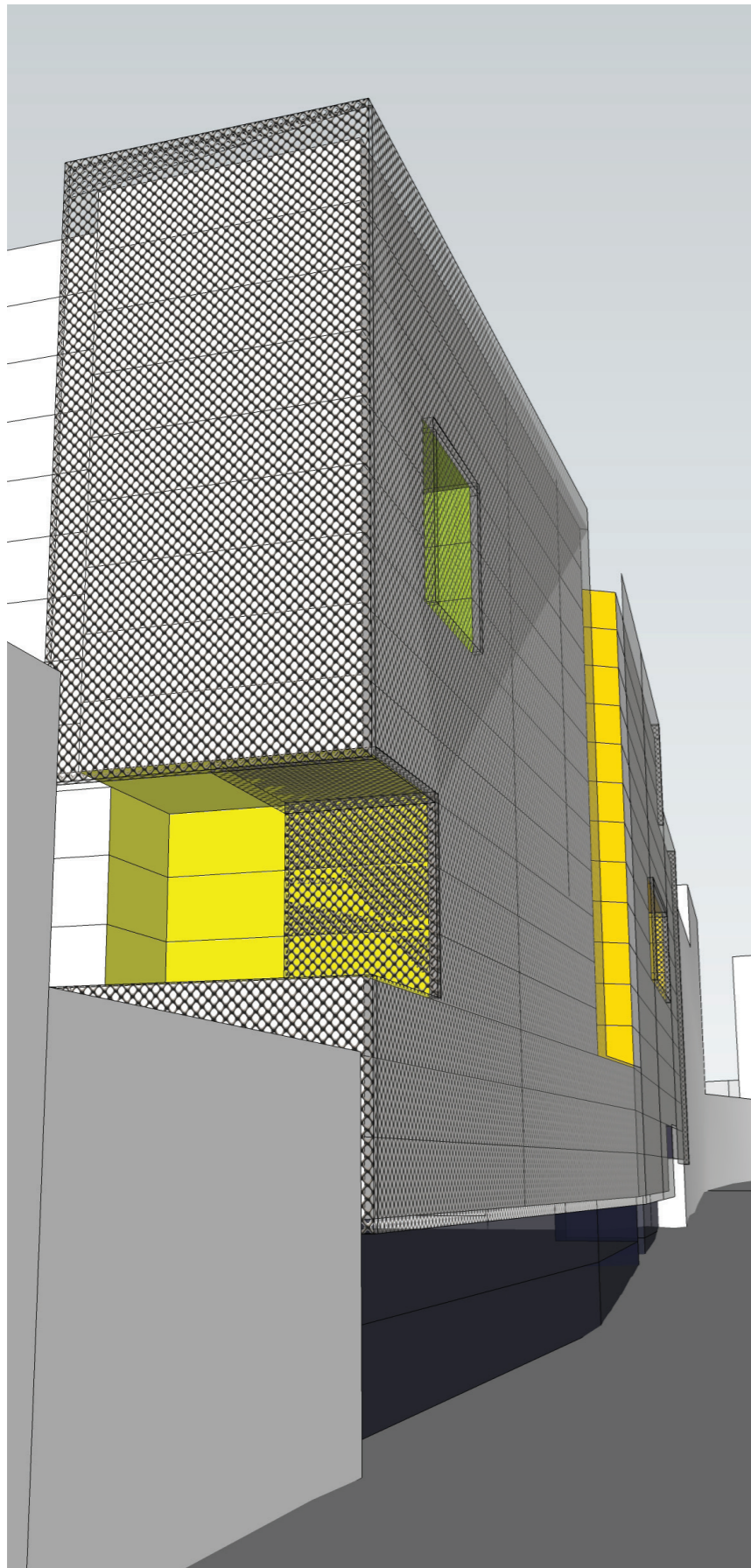


## 09 DESIGN DESCRIPTION

### TOWER

The building form is bisected into two, roughly equal, towers above the podium courtyard level with a slot. The slot is aligned with the visual axis of Alfred and Bellevue Streets and visually connects the urban fabric of Hurstville and Kogarah, the two side sides of the Illawarra Rail corridor. The building form is located at the block edge of Treacy Street, without expressed podium or street wall setbacks. The building form responds to the narrow site that varies in depth from 28 to 36 metres and the street type. Treacy Street is a secondary street in the Hurstville City Centre and its simple planar definition contrasts with the stepped street wall section of Forest Road, the main street of the Hurstville Town Centre, in the DHLEP-HCC.

Following an urban design review of the project, the separation between the eastern and western tower elements has been increased from 9 metres to 11 metres. When the proposed building is viewed from Forest Road along Alfred Street, the slot between the eastern and western tower elements aligns with the existing buildings on Alfred Street.



◀ LOOKING FROM FOREST RD SOUTH

◀◀ LOOKING ALONG TREACY ST WEST



## FACADE

The building appearance primarily emphasizes the dual orientation of the site: to the sunny north over the Hurstville City Centre and the cooler south over Kogarah. The street elevation to Treacy Street to the north is fitted with a metal 'jacket' with fixed and folding panels, that is placed over balconies and windows. The 'jacket' is a second skin, an environmental filter that screens the living areas and bedrooms from the hot sun in summer and reduces heat loss in winter. The south elevation to the Illawarra Railway corridor is a 'pixelated' glass wall and has wintergardens enclosed by multi-folding glass panels that reduces heat loss in winter and noise from the trains. Both north and south elevations will have an ever changing and kinetic appearance that reflects the occupation of the dwellings by residents.

