



307 Lane Cove Road Urban Design Report

Date: March 2021

Prepared for Thunderbirds Are Go Pty Ltd at the Gardeners Trust

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Vision

Vision

It is the aspiration to create a unique destination that integrates workspace, hospitality, public recreation, event venue, community engagement and wellbeing. There are 3 overarching principles that have been imagined for the value and benefits they provide the humans that work within this mid-rise wondrous workplace that distinguishes it from any other Macquarie park offering:



A Landscape Setting



Public Spaces



Wellbeing

Vision

Building in the Landscape



Building in the landscape

The Garden and National Park experience from within a horticultural wonderland. It is beautified by the presence of world-class display gardens and views towards Lane Cove National Park and Sydney CBD may be enjoyed all along the Eastern & Southern length of the workplace from within the upper levels and externally at podium level.

The podium superstructure provides a functional façade made up of winter gardens and balconies that will provide occupants with the option for fresh air and a connection to these views. The office building upper levels continue to follow the podium vision up by providing internal green breakout & meeting room spaces to promote occupant wellbeing and amenity within a landscaped room. The existing well-established gardens provide the workers with passive, quieter activation for casual exploration, meandering and quiet contemplation.

The Restaurant rooftop garden provides an opportunity for rest and recreation for office workers and visitors taking in the views, for demonstration, training and education in gardening, horticulture and cooking and for socializing and relaxing amongst the growing plants and edible gardens.

The Function Centre has been designed for guests enjoyment with the upper level overlooking the gardens and the lower level to sit within and celebrate the ceremonial spaces.

Vision

Activity & Wellness



Activity & Wellness

A program full of lively activation.

The south and eastern façades of the elevated carpark provide the backdrop for a rock-climbing wall and the rooftop is a one stop shop for all things active recreation including yoga and outdoor fitness classes. The rooftop also provides expansive views of the adjacent Lane Cove National Park.

The south façade has been adorned with an external active staircase from the plaza to every level of the carpark and roof to promote its use and the customer's wellbeing.

Within the office building there are wintergardens, balconies and green meeting rooms that provide the occupants with the option for fresh air and a connection to nature which promotes improved wellbeing and productivity.

In addition, abundant natural light will permeate each floorplate, creating high quality work spaces. The building is surrounded by ample third space amenity, with an activated forecourt and outdoor dining and hospitality opportunities.

Vision

External Public Spaces



External Public spaces

Eden Square is the active **social** programmable in-between space.

Centrally located, this zone is the hub of the upper terrace, connecting 5 distinct building typologies into one unified event space.

Within this event space are a series of smaller breakout spaces relating to outdoor dining, function centre forecourt, informal eatery, children's water play and a flexible lobby environment.

The landscaped ground plane will create a unique and contemporary destination precinct, which will be memorable and desirable. It will be a generator for return visits and enjoyment and a place to integrate work, hospitality, recreation, functions and wellness.



Site Analysis



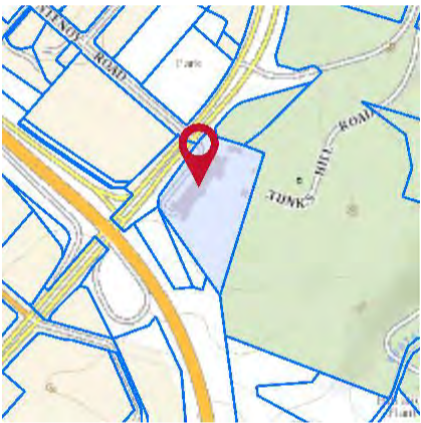
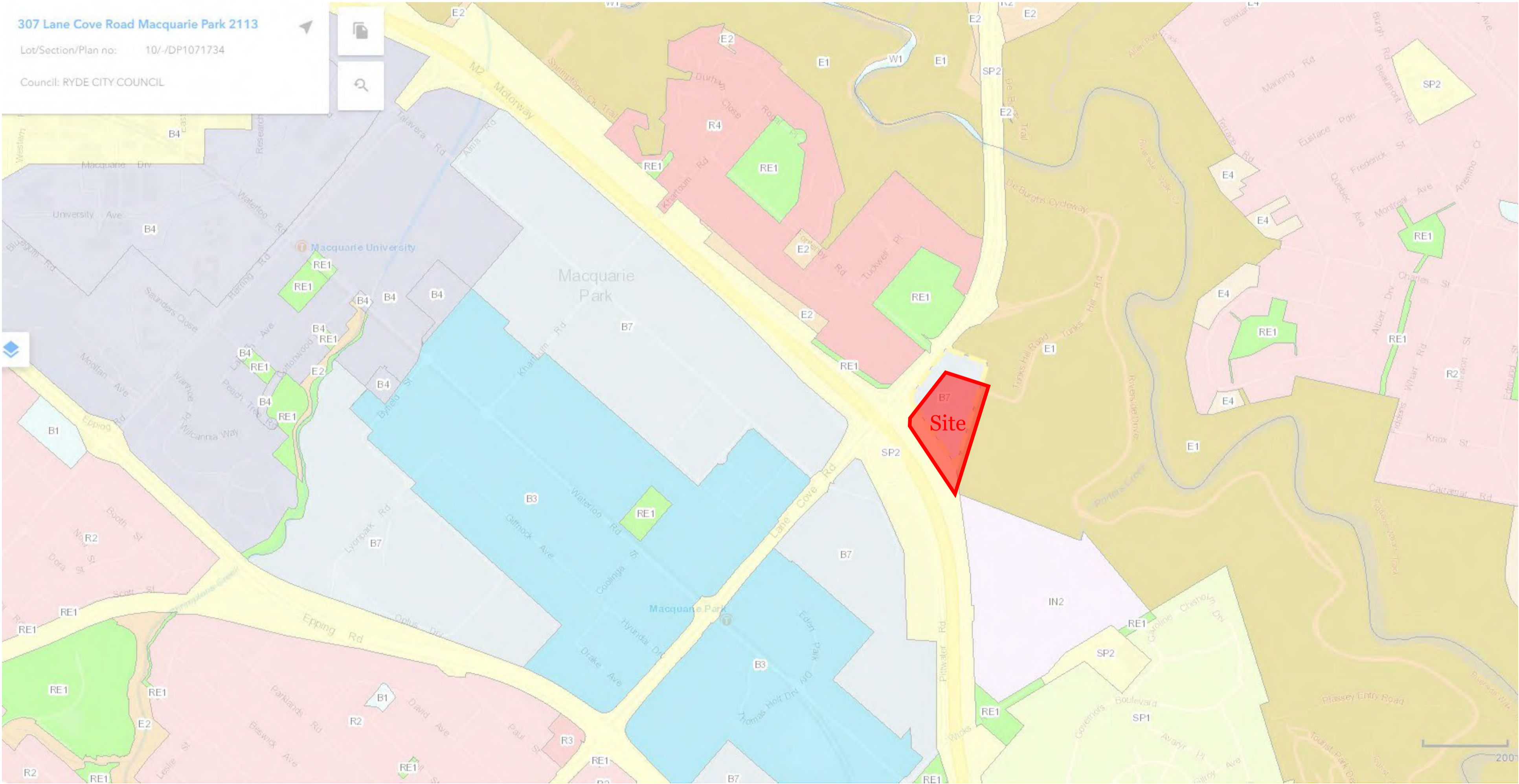
The City Of Ryde, located some 20km from the Sydney CBD, occupies more than 40 square kilometres and includes 16 suburbs, including Macquarie Park, Ryde and Eastwood. Macquarie Park is the northern anchor of "Sydney's Eastern Economic Corridor" and employs approximately 100,000 workers. It is the largest non-CBD office market in Australia. Macquarie Park's aspirations have been indicated in the City of Ryde Community Strategic plan; to build on business uses and create the leading business park in Australia. Our proposal at 307 Lane Cove Road (Eden Gardens) presents as a unique opportunity to create a balanced provision of commercial, hospitality, neighbourhood shops and public realm use on the doorstep of nature and the available amenity of Lane Cove National Park.



Site Analysis

Zoning / Permissible Heights

The site is zoned B7 (Business) which is typical of the Macquarie Park business district. The zoning is a Northernmost extension of the Lane Cove and Ryde Road business corridor and presents an opportunity to combine work and recreation at a unique vantage point. There is no height limit on the site, this is presumably due to its relative disconnection from directly adjoining uses.



Property Details

Address: 307 LANE COVE ROAD MACQUARIE PARK 2113
Lot/Section /Plan No: 10/-/DP1071734
Council: RYDE CITY COUNCIL

Land use zoning: B7 Business Park

Objectives of the B7 zone:

- To provide a range of office and light industrial uses.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To encourage industries involved in research and development.

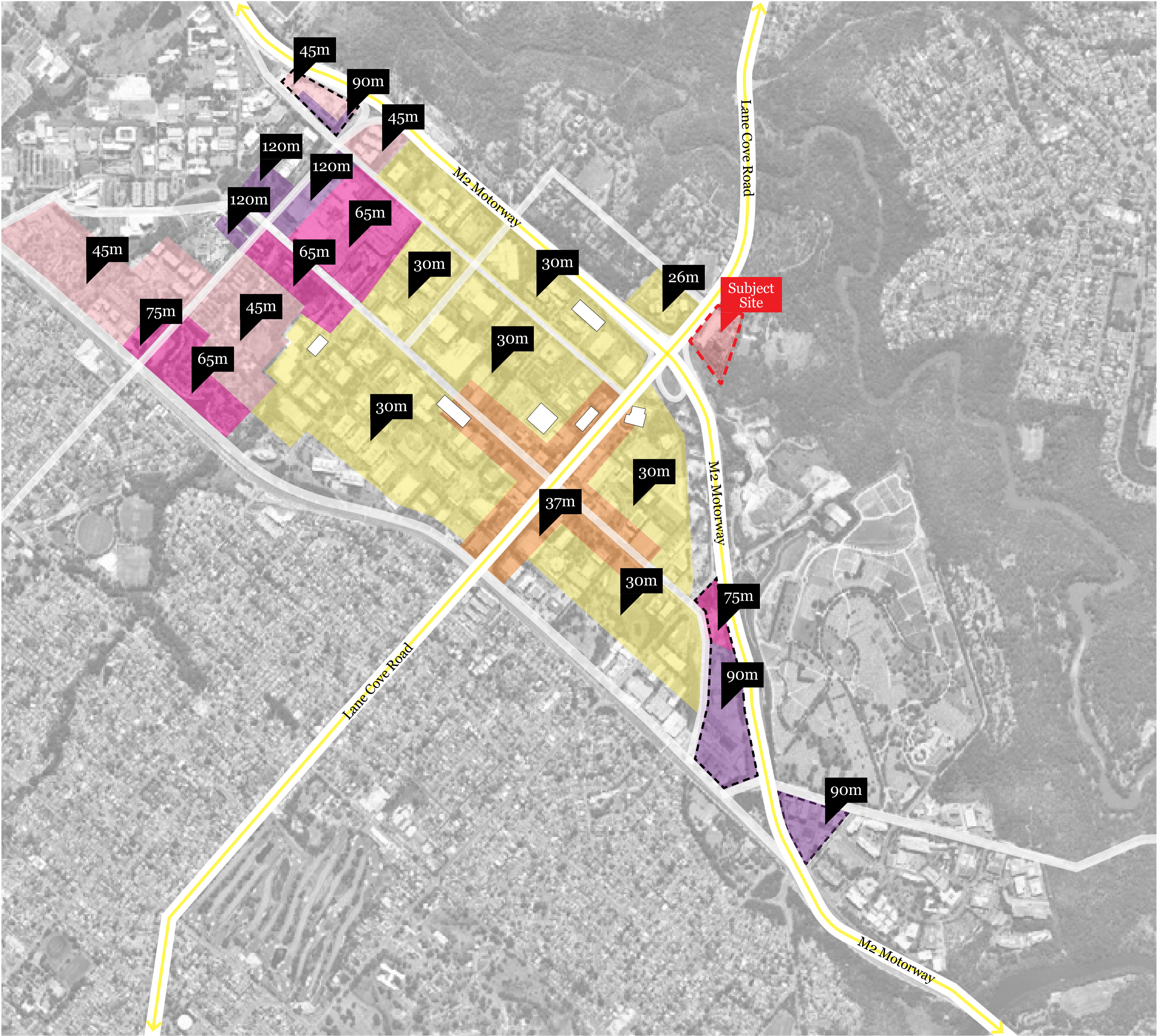
Land uses permitted with development consent:

Building identification signs; Business identification signs; Centre-based child care facilities; **Garden centres**; Hardware and building supplies; Light industries; **Neighbourhood shops**; **Office premises**; Oyster aquaculture; Passenger transport facilities; Respite day care centres; **Restaurants or cafes**; Roads; Tank-based aquaculture; Warehouse or distribution centres; **Any other development not specified in item 2 or 4 (function centres are not specified in item 2 and 4, hence are permissible with consent by virtue of not being strictly prohibited in the zone)**

Maximum building height: none-applicable

Maximum floor space ratio: 1.1

Site Analysis
Height - General



Contextually the heights within the LGA are pivoted on Macquarie Centre and Herring Road. Heights gradually grade down to the south to industrial uses. Lane Cove Road, south of the M2, is categorised by 6-8 storey built form, interspersed with existing single and double-storey shop front style development.



Macquarie Park looking South



Macquarie Park looking West

Site Analysis

Significant Height along M2 Corridor



There are a series of developments along the M2 which could be categorised as significant sites. These sites generally sit amongst a landscape setting present as isolated markers within the LGA.

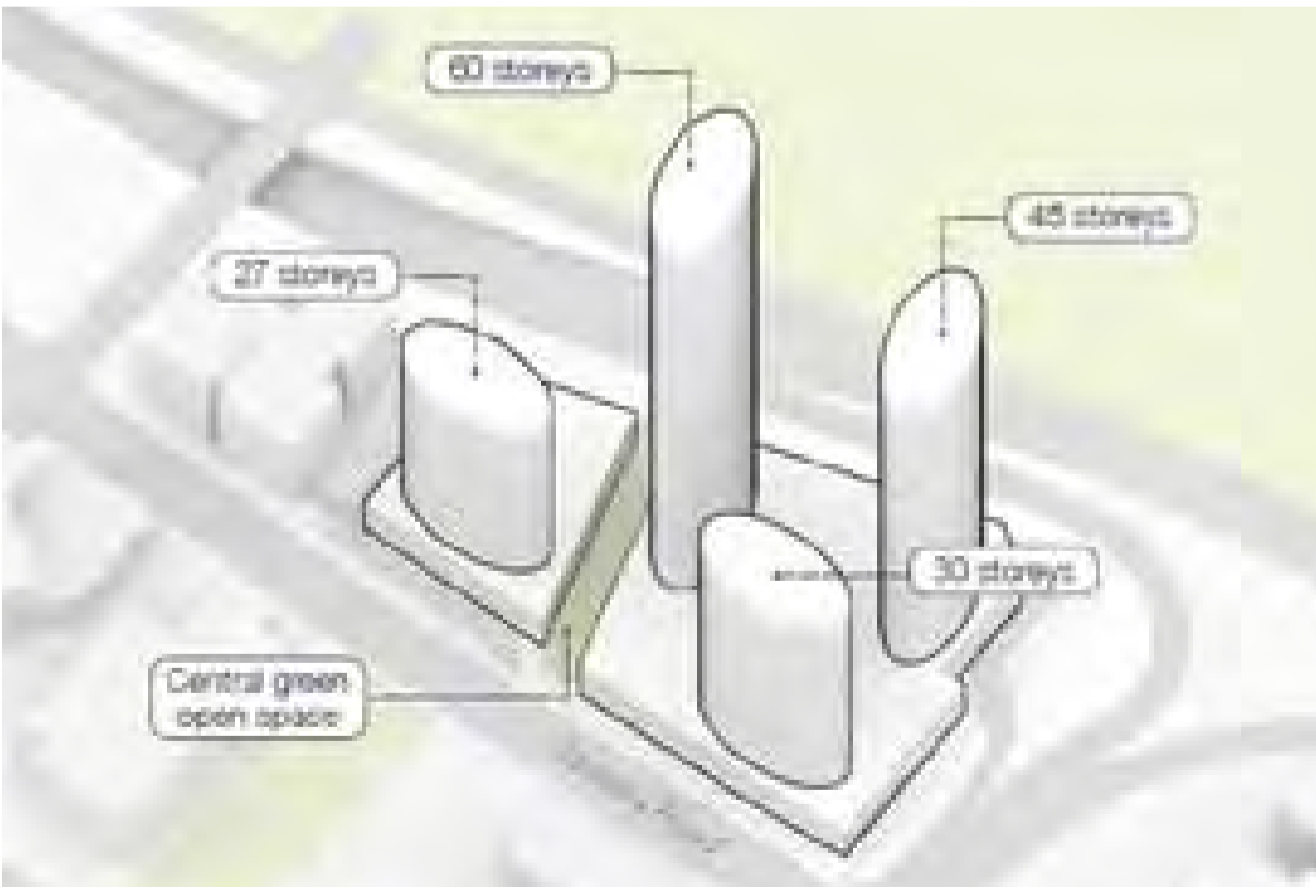
The mid-rise workplace at 307 Lane Cove Road serves as a visual marker at the Lane Cove Rd and M2 intersection and provides a cue to exit the M2 and proceed into the largest non CBD district in Australia.



1. Ryde Garden, 27-37 Delhi Road, North Ryde
20 Storey Apartments



2. Lachlan's Line, 25-27 Epping Road, Macquarie Park
7-17 Storey Apartments, 854 Units Total



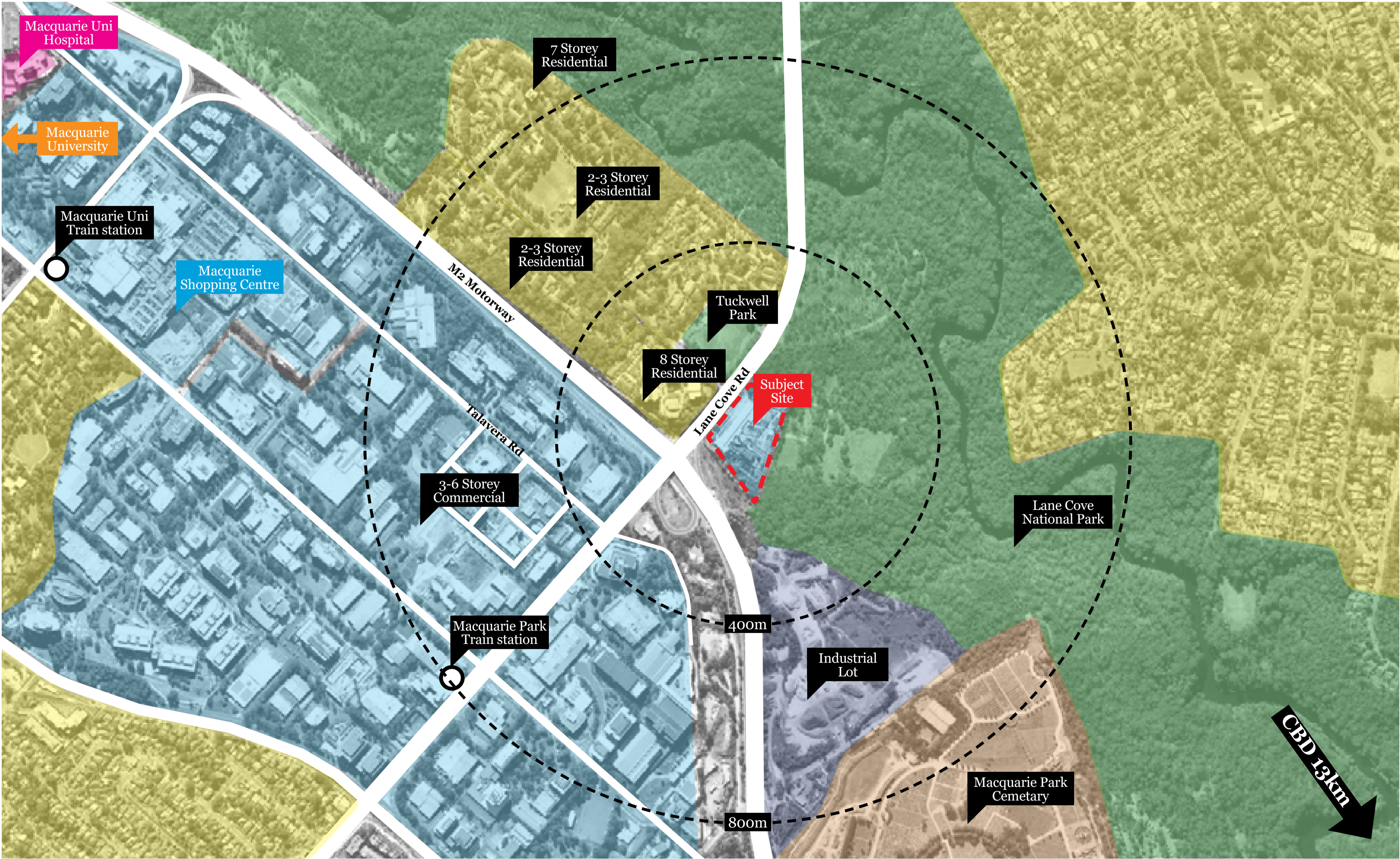
3. 112 Talavera Road, Macquarie Park
27-60 Storey Apartments

Built Form Context

Adjacent Uses

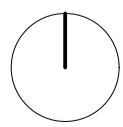
The site is located opposite an existing residential development which is accessed via Fontenoy Road. This is a relatively large scale development compared to the residential apartment buildings situated along Fontenoy Road. The development, South along Lane Cove Road can be categorised as medium rise commercial development with some retail uses across the street interface. Generally speaking there is a lack of public offering with little variety in food and beverage.

Lane Cove National Park is an important green link to Sydney's Northern Suburbs and acts as a green buffer for the Lane Cove River which flows through it, which discharges into Sydney Harbour. Adjacent to 307 Lane Cove Road is Lane Cove Road and the M2 motorway on the Western side which generates substantial vehicular movement and noise. The external periphery is made up of medium scale commercial buildings as well as residential areas. 307 Lane Cove Road is abutted on its eastern and northern edge by Lane Cove National Park.



Key

- Residential
- Parks
- Commercial/Retail
- Education/ Cultural
- Health
- Industrial



Built Form Context

Key Vantage Points

The site is visually prominent due to the lack of adjacent built form. From the North it will be visible from Lane Cove Road at De Burghs Bridge, and from the south its visible from the western side of Lane Cove Road accessed from the Metro. The site will also be visible when travelling along the M2 (in both directions).



View 1 - Exiting the Macquarie Park Train Station looking North-East down Lane Cove Road.



View 2 - From the corner of Talavera Road and Lane Cove Road looking North-East.



View 3 - From the end of De Burghs Bridge looking South.



View 4 - From the entry to Tunk Hills picnic area looking West.

Site Analysis
Topography

The site is located on a ridge and sits at a similar elevation to the Metro station exit at Macquarie Park. There is a gentle fall to the site's southeastern corner where the existing water detention system is located.



Built Form Context
Retaining Neighbouring Views



The location of the site's commercial mid-rise building has been carefully considered to not block city views for the adjacent apartment buildings.

Built Form Context
Key Views from Site

The site's location on the ridge of Lane Cove Road enjoys unimpeded views back to the city and views north over the National Park. Adjacent uses, namely the residential building situated on the northern side of Lane Cove Road, will maintain their southerly aspect to the National park and Sydney CBD.



1. City View



2. Park View

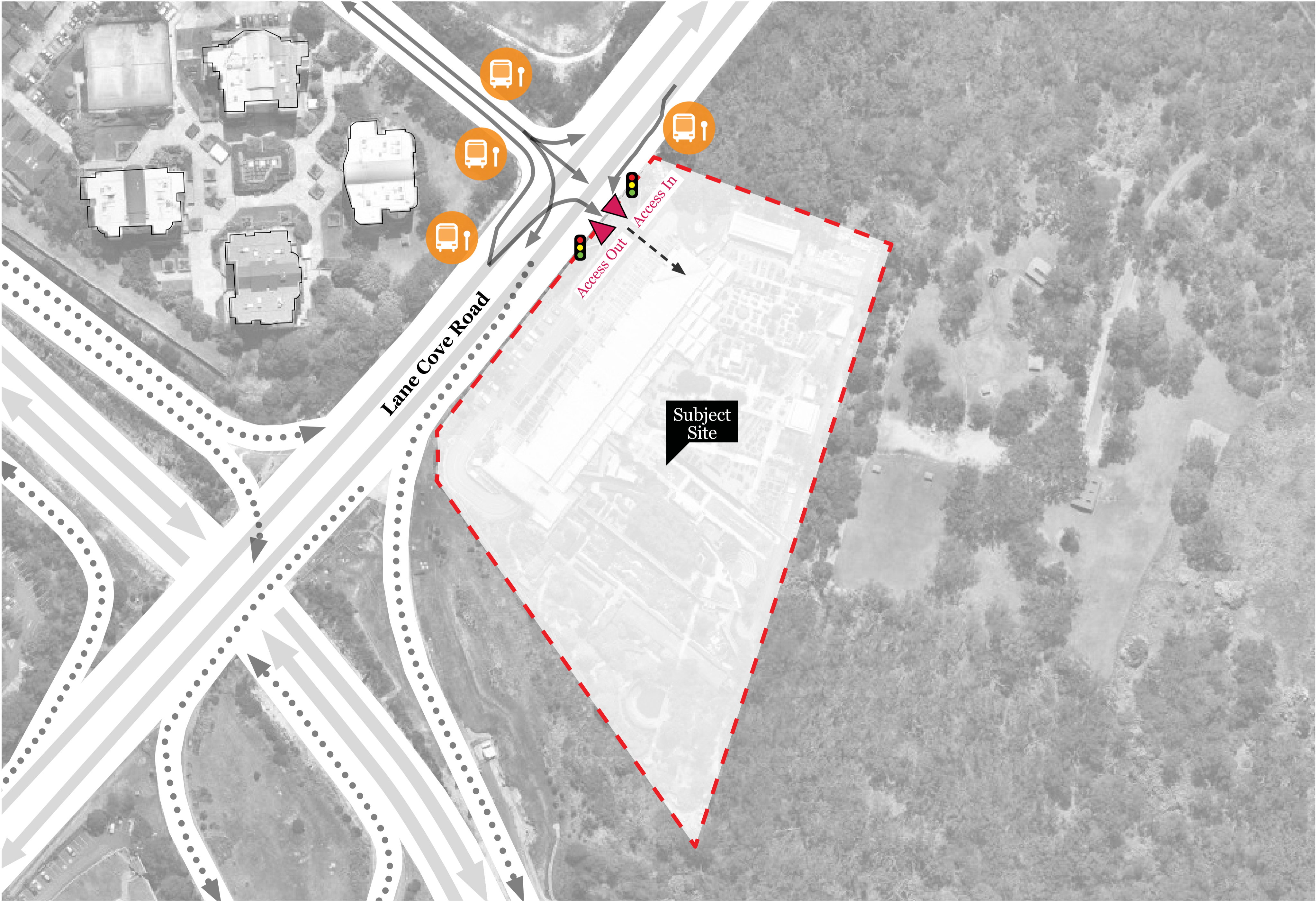
Site Analysis

Transport - Micro

Travelling South the site is accessed from Lane Cove Road, via a slip lane into the main entrance. The existing site entrance is the only possible location due to the slip lane's proximity to the M2. From the south the site is accessed from a right-hand turn slip lane. This also allows vehicles exiting the M2 to merge right and access the site. The site is also accessed from Fontenoy Road by way of a signalised intersection.



- Key
- Residential
 - Parks
 - Commercial/Retail
 - Education/ Cultural
 - Health
 - Bus Stop
 - Bus Route
 - Train Station
 - Train Line
 - River

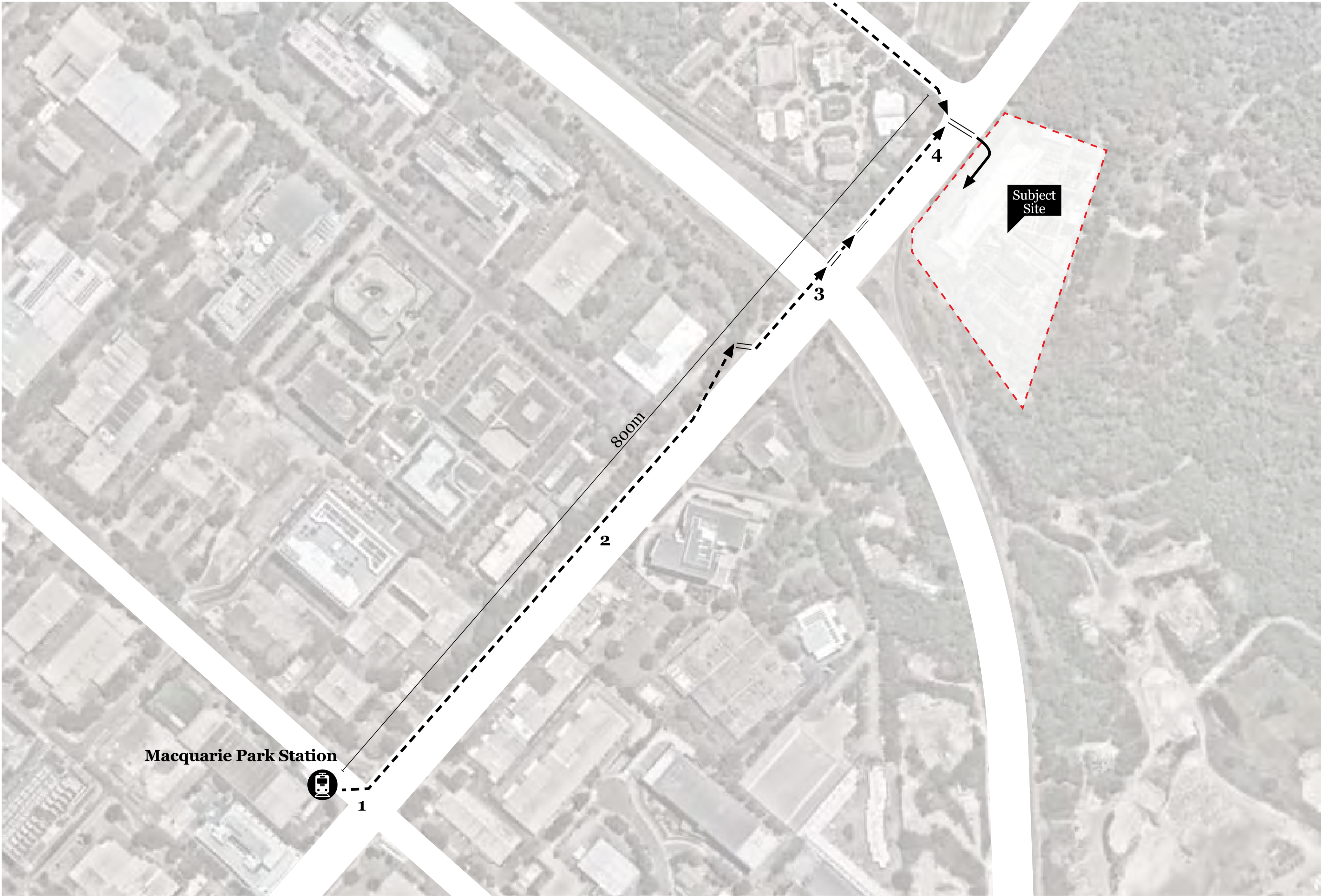


- Key
- Primary Transport Links
 - ...→ Secondary Transport Links
 - Pedestrian Plaza Access
 - ▲ Site Access
 - Bus Stops
 - ights

Site Analysis

Pedestrian Journey to Site

The site is accessed from the Western side of Lane Cove Road. Site access is cut on the eastern side of Lane Cove road due to the series of M2 on-ramps. It is located 800m from the Metro station which requires crossing at signalised intersections at Waterloo, Talavera Road the M2 and Lane Cove Road.



Key

- Primary Transport Links
- Secondary Transport Links
- Pedestrian Plaza Access
- Site Access
- Bus Stops
- ights



Site Analysis

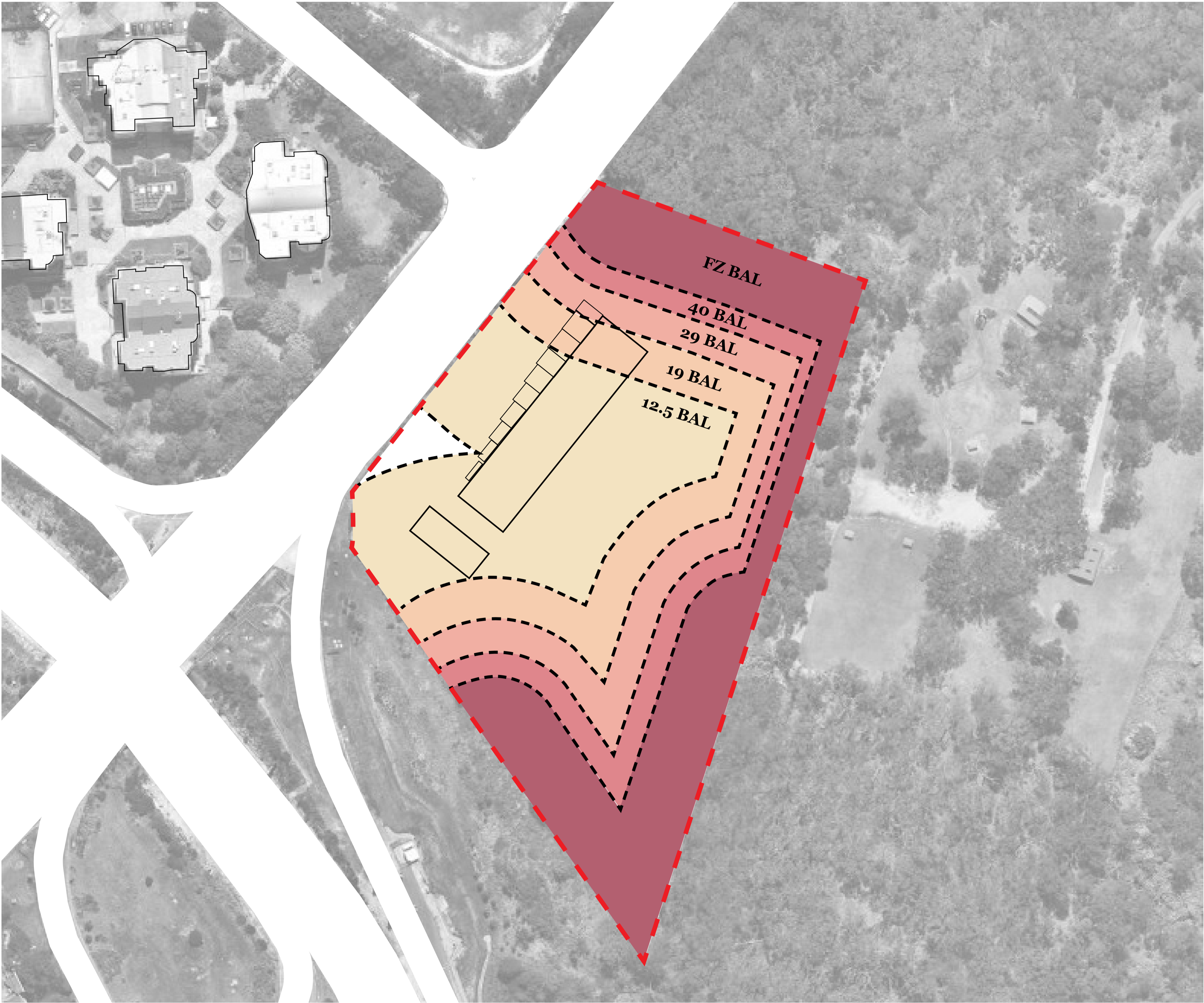
Natural Context



Eden Gardens is full of iconic landscape moments. It is important for the redevelopment to acknowledge these and ensure they are retained and celebrated as part of the new and improved gardens. These moments include the subterranean bamboo forest at the entry to the neighbourhood shops, the 'Eden Tree' sculpture, the aerial canopy walk through in the lower garden, the lower garden and surrounding scribbly gum forest, the spiral water feature basin and the ceremonial lawn with the tower folly at its eastern axis.

Each of these elements are to be maintained, enhanced and celebrated within the broader context of the redeveloped exterior design.



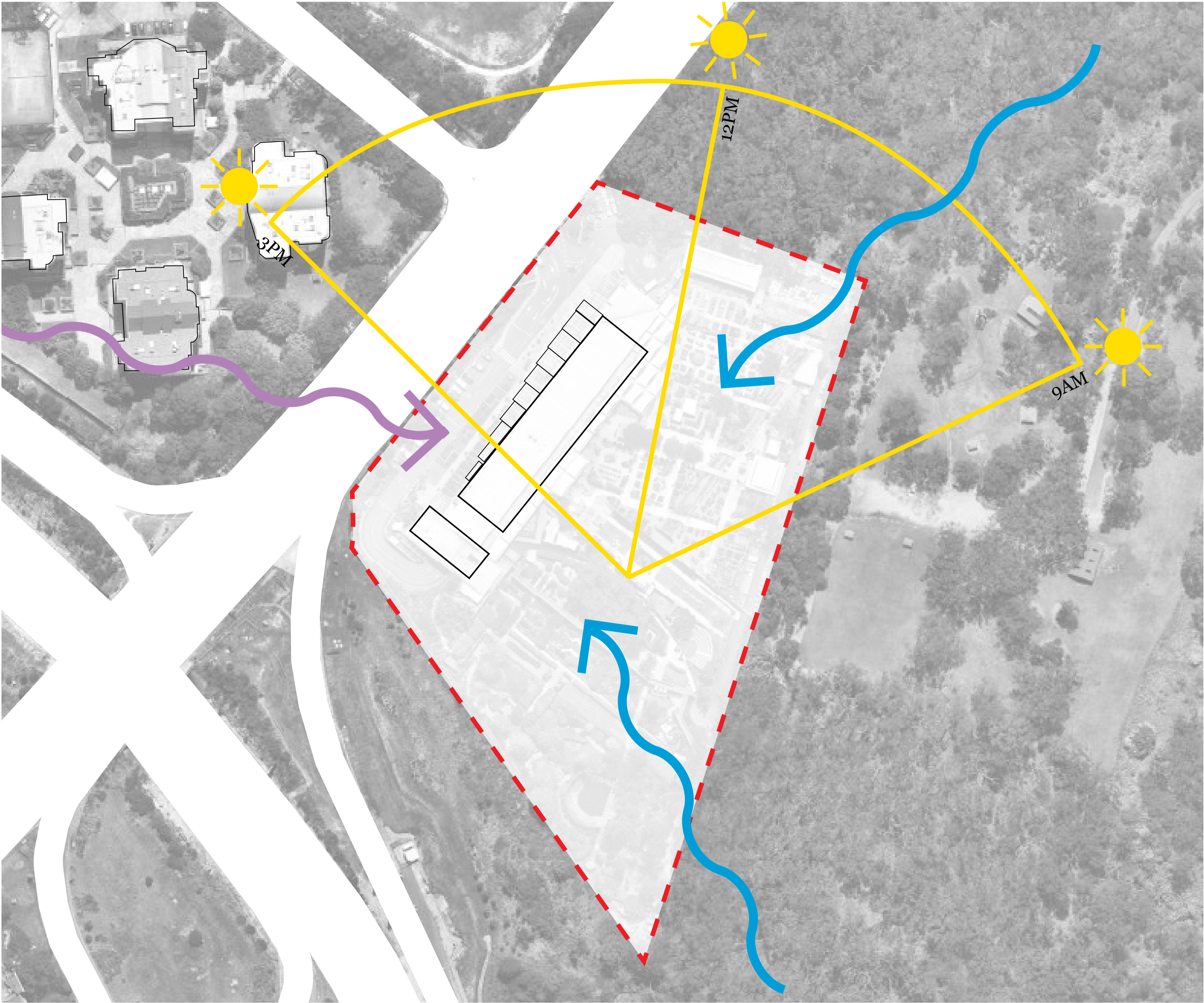


Due to the site's proximity to native bushland (Lane Cove National Park), bushfire constraints have been considered during the master planning process. BAL mapping has been applied by our consultant, and each of these BAL zones allows specific uses to occur within different proximity to the boundary. Strategically we have taken a conservative position that sits the Commercial Office building within the centre of the site, BAL 12.5 to ensure a more broader setback from the flame zone to reduce risk and to ensure the type of construction and materiality is feasible.

Uses and permitted zones:

- Commercial Office - BAL 40.
- A Function Centre - BAL 10.
- Garden Centre - BAL 40.
- Restaurant - BAL 40.

Site Analysis
Solar Access + Prevailing Winds



Lane Cove Road's orientation means any built form parallel to the road has a more extensive westerly orientation. This is something which needs careful consideration in the built form approach.

- Key
- Sun Path
 - Prevailing Wind - Summer
 - Prevailing Wind - Winter

Site Analysis

Existing Buildings

The **existing retail building** gaining two quite different local names over the years, the North Shore Opera House and the Cockatoo has been deemed to be of significant architectural value to the wider community with its unique undulating trellis roof form which will be retained and inspire the language of the new architecture. The existing development is a key piece of community infrastructure serving the local community and wider Sydney area. The design seeks to maintain the key components of the existing development but enhance the functionality in design and diversity of offerings.



Site Analysis

Existing Gardens

The most spectacular feature of the site is its vast **existing public display gardens**, home to the Eden Unearthed annual art and sculpture exhibition, which showcase an eclectic array of plant life, architectural features including a sky bridge and themed garden beds. Manicured hedges border the East-West ceremonial axis which is traversed during wedding celebrations and other events. The provision of balconies and winter gardens in the commercial office and the restaurant roof have drawn inspiration from and take advantage of these existing features.





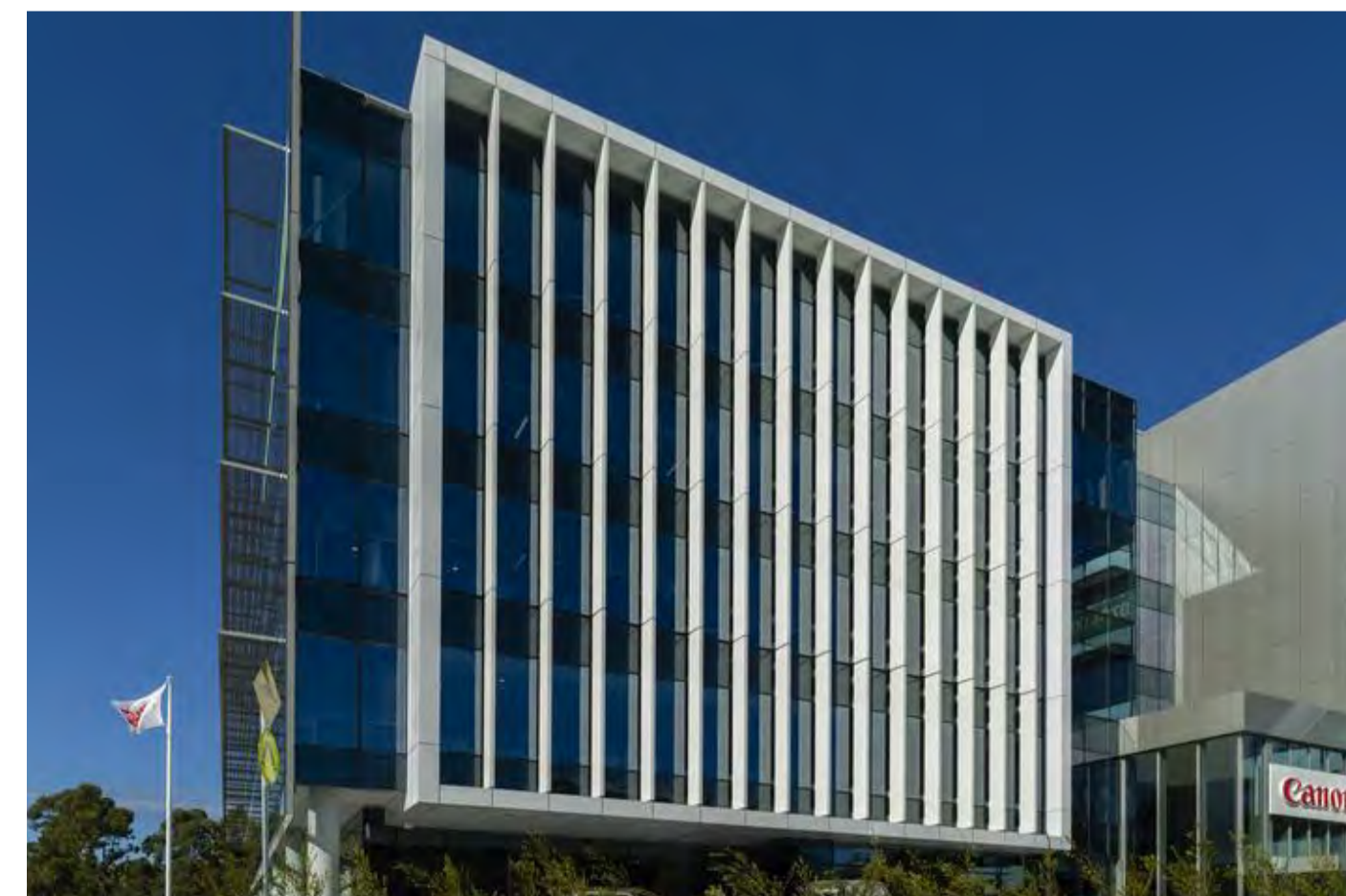
Design Response

Design Response

Response to Natural Context



Mid-rise office in a landscape setting.



Generic tower developments in Macquarie Park.

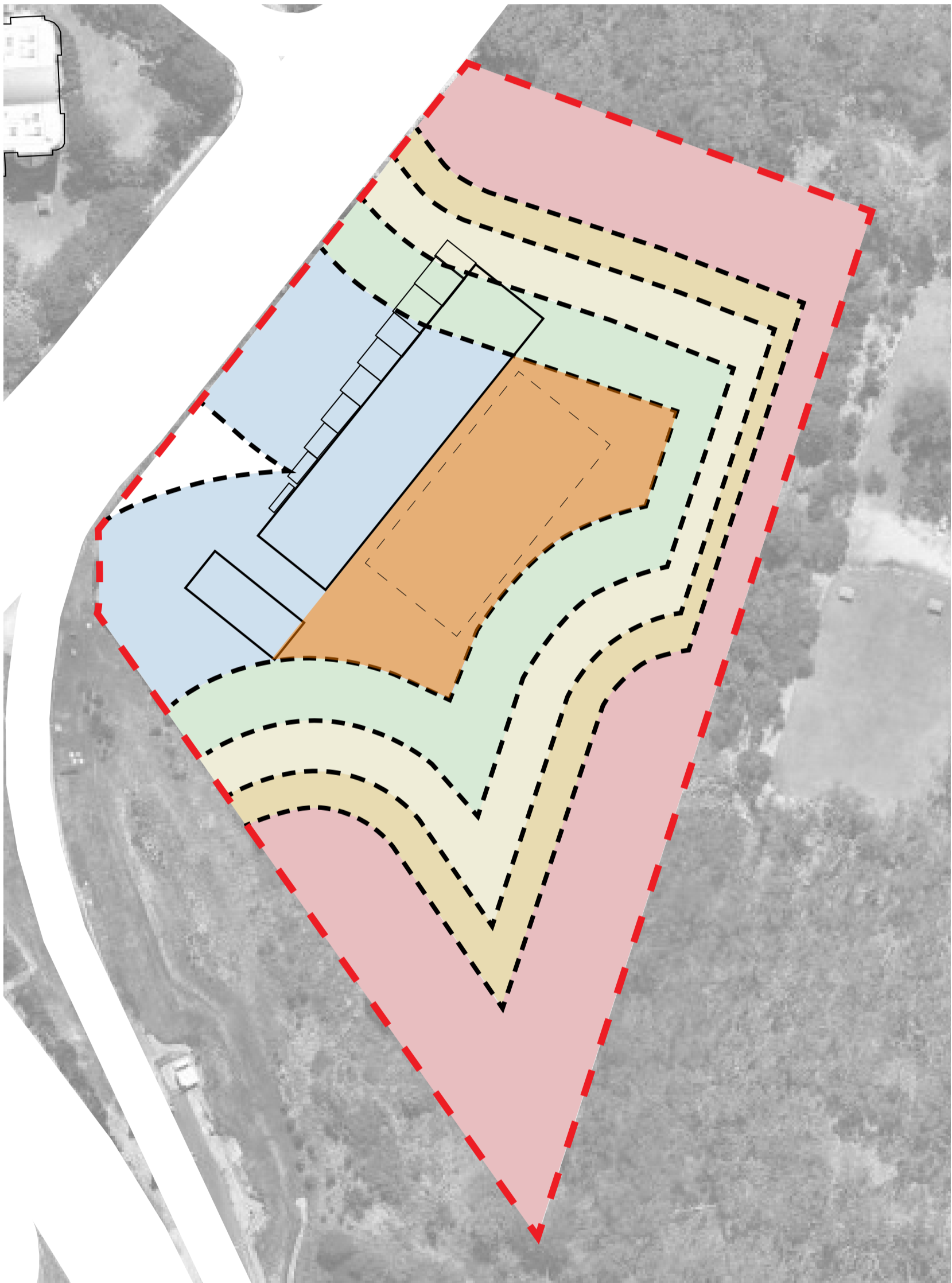
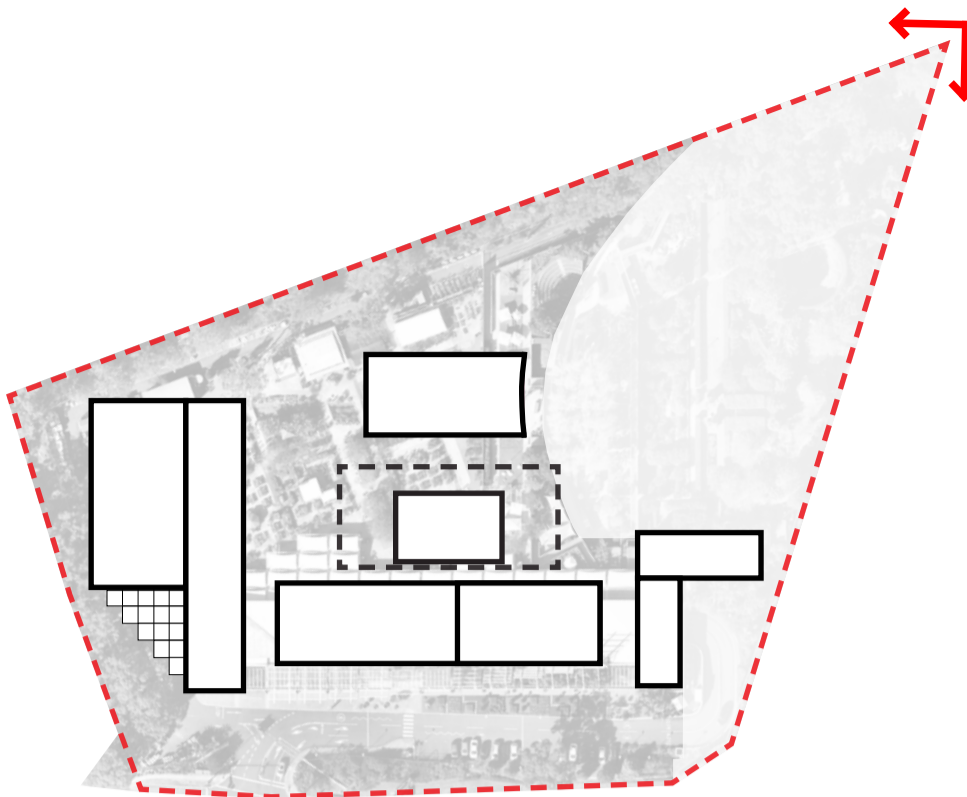


Design Response

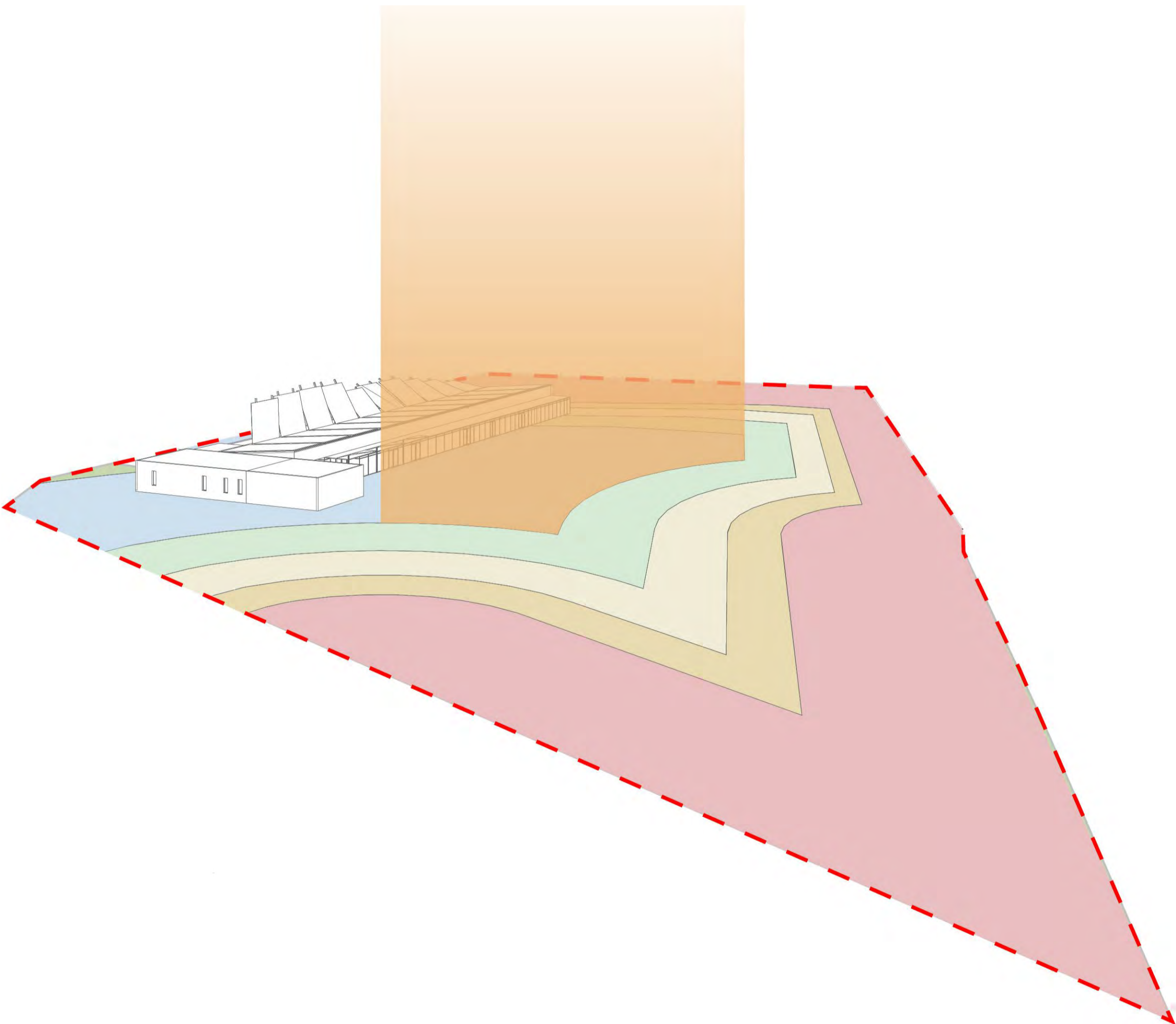
Response to Natural Context

- Eden Gardens is a place to collaborate, socialise and breathe.
- The relationship between the architectural response, and the landscape (in situ and proposed) is critical to the site's success. The landscape is experiential, ephemeral, it's a stimulating environment for people to become very engaged.
- Workspaces are becoming more integrated with everyday life, Eden Gardens embodies the idea of 'third space' a communal space distinct from home and work.
- There will be various activated areas distinguished by the landscape - bamboo forest, scribbly gums, canopy walks. These areas support more diverse working styles - walking meetings, working from the garden rooms, outdoor workshops and so on.
- The variety of spaces across the site is integral to creating a lifestyle destination, with different activations across the working week, and the weekend. There is a huge possibility for a diversity of engagement; from those who work there, local residents who visit for socialising and leisure; creating a sense of community vitality.
- Green spaces are critical to wellbeing, which in the midst of a pandemic people are more conscious of than ever. Green spaces have been linked to improving productivity in a work environment, reducing stress and aiding concentration, and many other positive physical and mental health outcomes.





To reduce risk from the flame zone and ensure openings and materiality are feasible the most appropriate location for the Commercial Workplace is within the 12.5 BAL zone at the centre of the site.

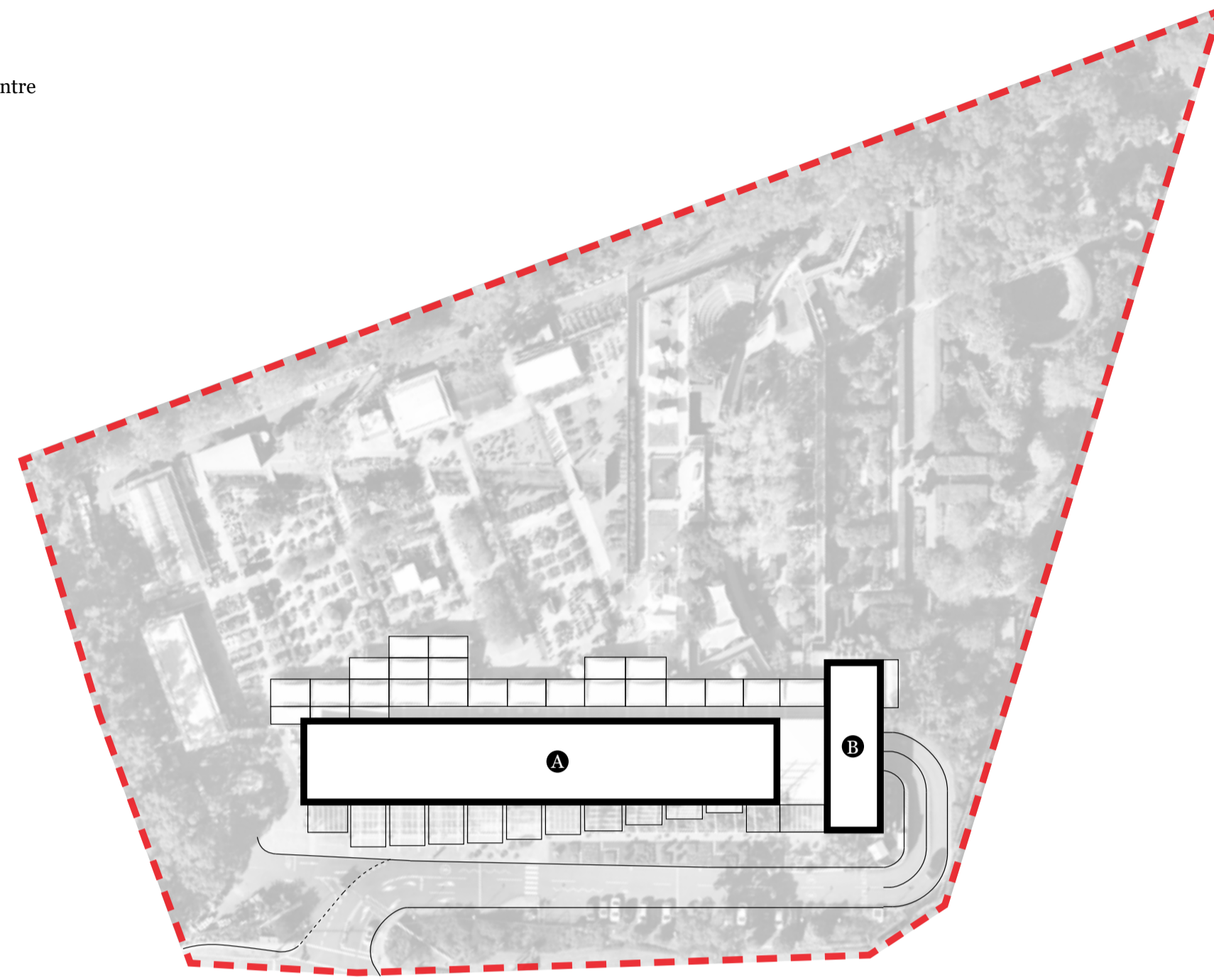


The most feasible location for the Commercial Workplace is within the 12.5 BAL zone at the centre of the site.

Design Response

Program Locations + Uses

- ① Commercial
- ② Neighbourhood Retail
- ③ Eden Horticultural Retail Garden Centre
- ④ Function Centre
- ⑤ F & B / Restaurant
- ⑥ EOT / Bike Parking
- ⑦ BOH / Services / Parking
- Ⓐ Neighbourhood Retail
- Ⓑ Function Centre

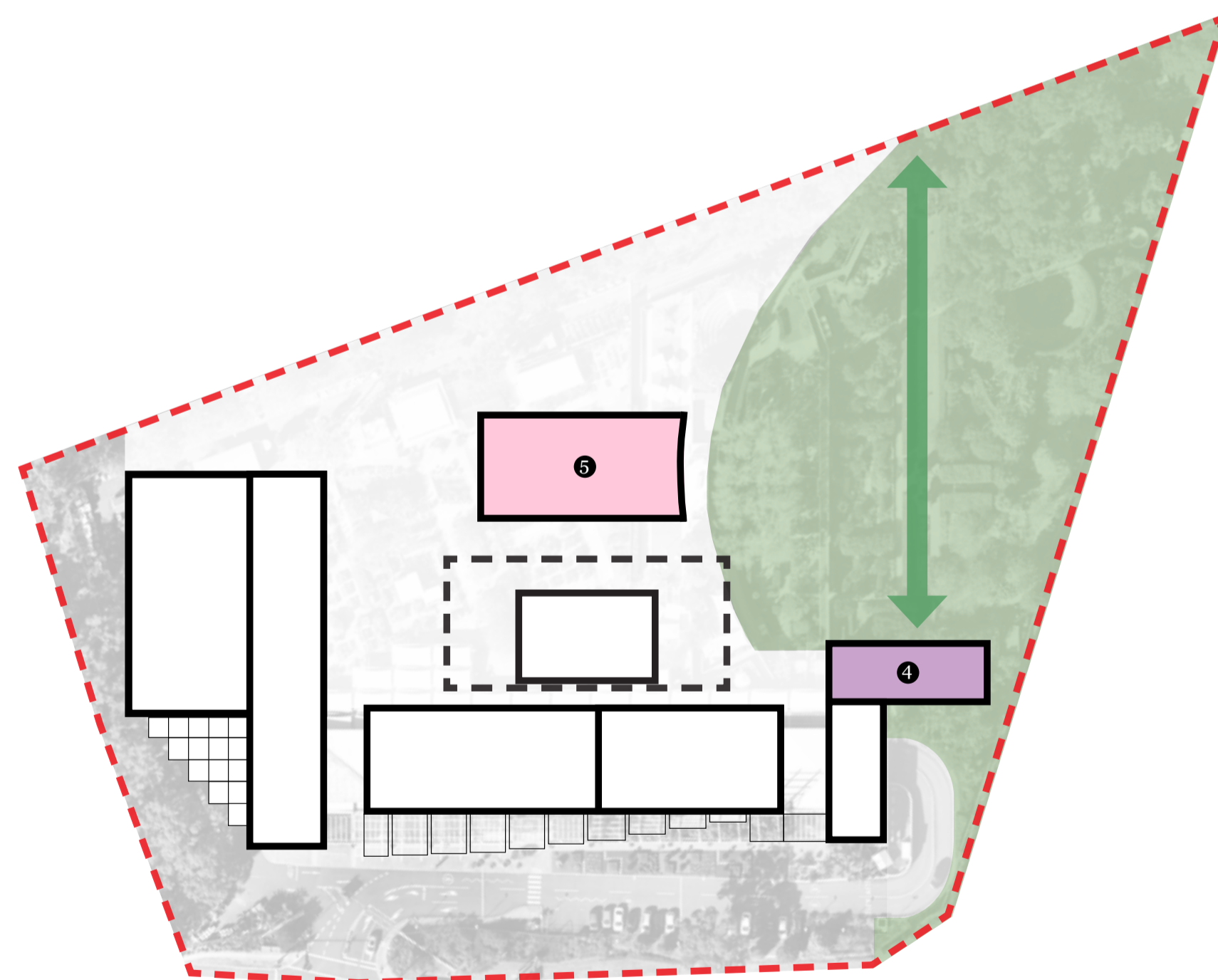


1

Existing conditions

Retaining the existing building maintains a human scale and pleasurable architectural entry to the site and maintains the effective barrier from the road noise, keeping the internal spaces of the large site focused to the bush land and garden setting, peaceful and purposed for human activity. A portion to the North will be removed in order to provide a new pedestrian entry that links to all buildings on the site.

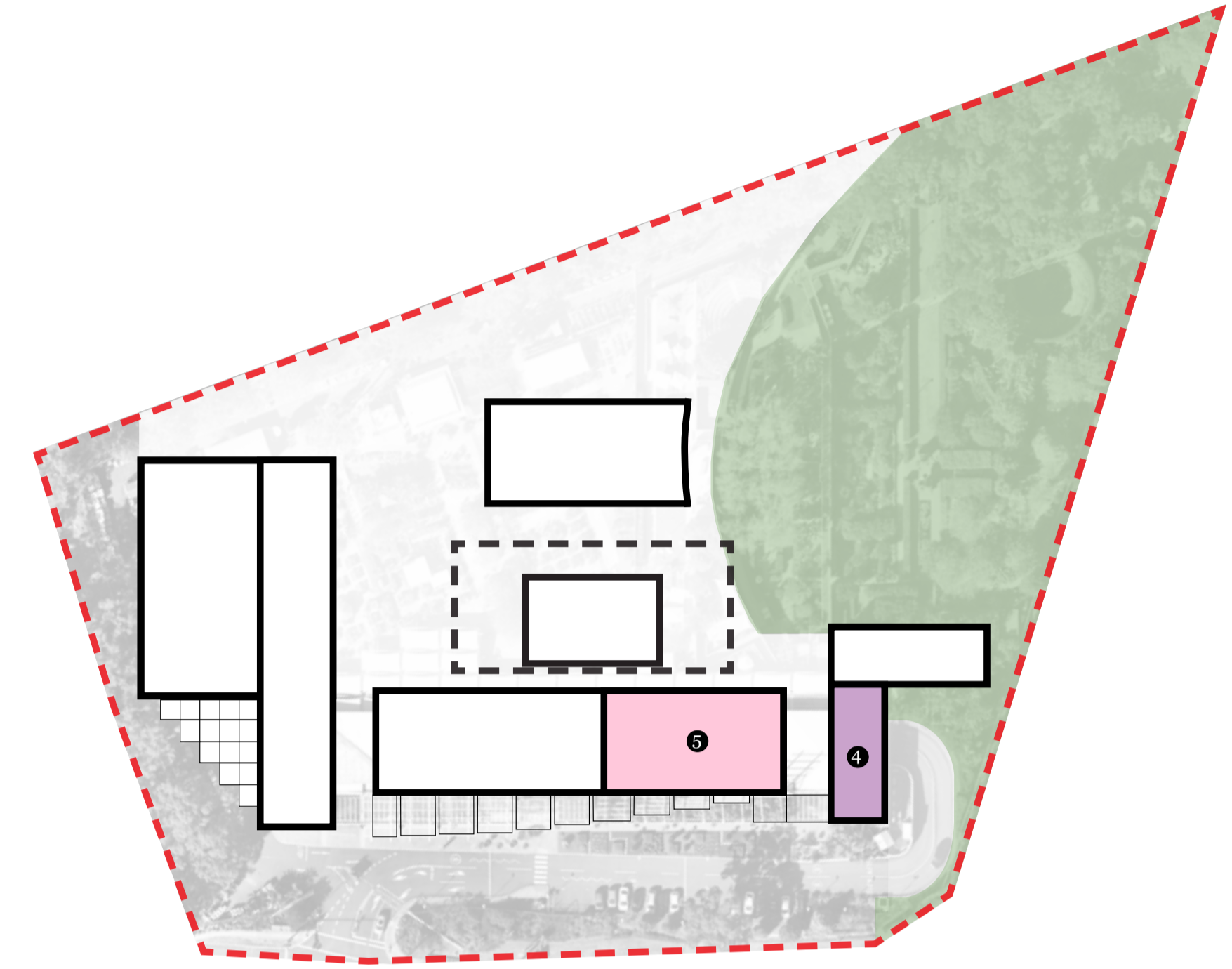
Once focused on people the objective was to develop an internal upgrade; a fit-out adapted to suit and serve the new wider site offering.



3

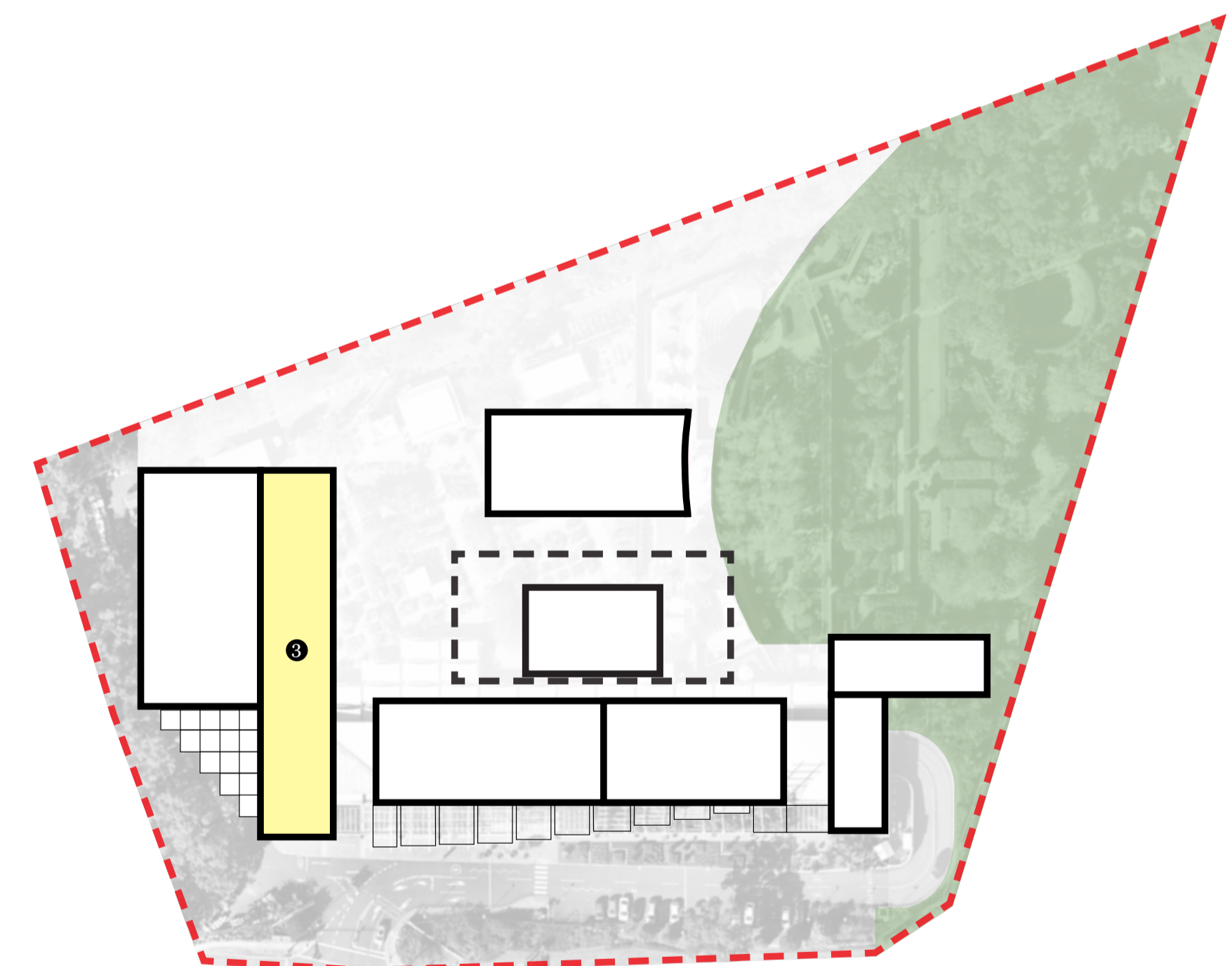
Additional F+B / Function program

Functions in a garden setting. The existing upper level of the Function Centre is to be demolished, extended and renovated. The wing facing the ceremonial garden and access to the East is to be demolished and replaced by a new architectural installation. Designed to deliver the beauty of light and nature into the building and orient function spaces to the rich and colourful gardens below. This creates the opportunity for guest engagement with the garden and nature from both ground level and lower ground. The new building provides people with an enjoyable and peaceful environment whilst socialising.



2

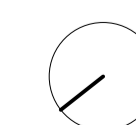
Maintain F+B / Function program



4

Introducing new program

The proposal includes a new location for the existing Eden Gardens Retail Centre. Strategically located to the North of the existing retail building to allow a sense of arrival for pedestrians from Lane Cove Road connecting to a new Eden Square plaza.



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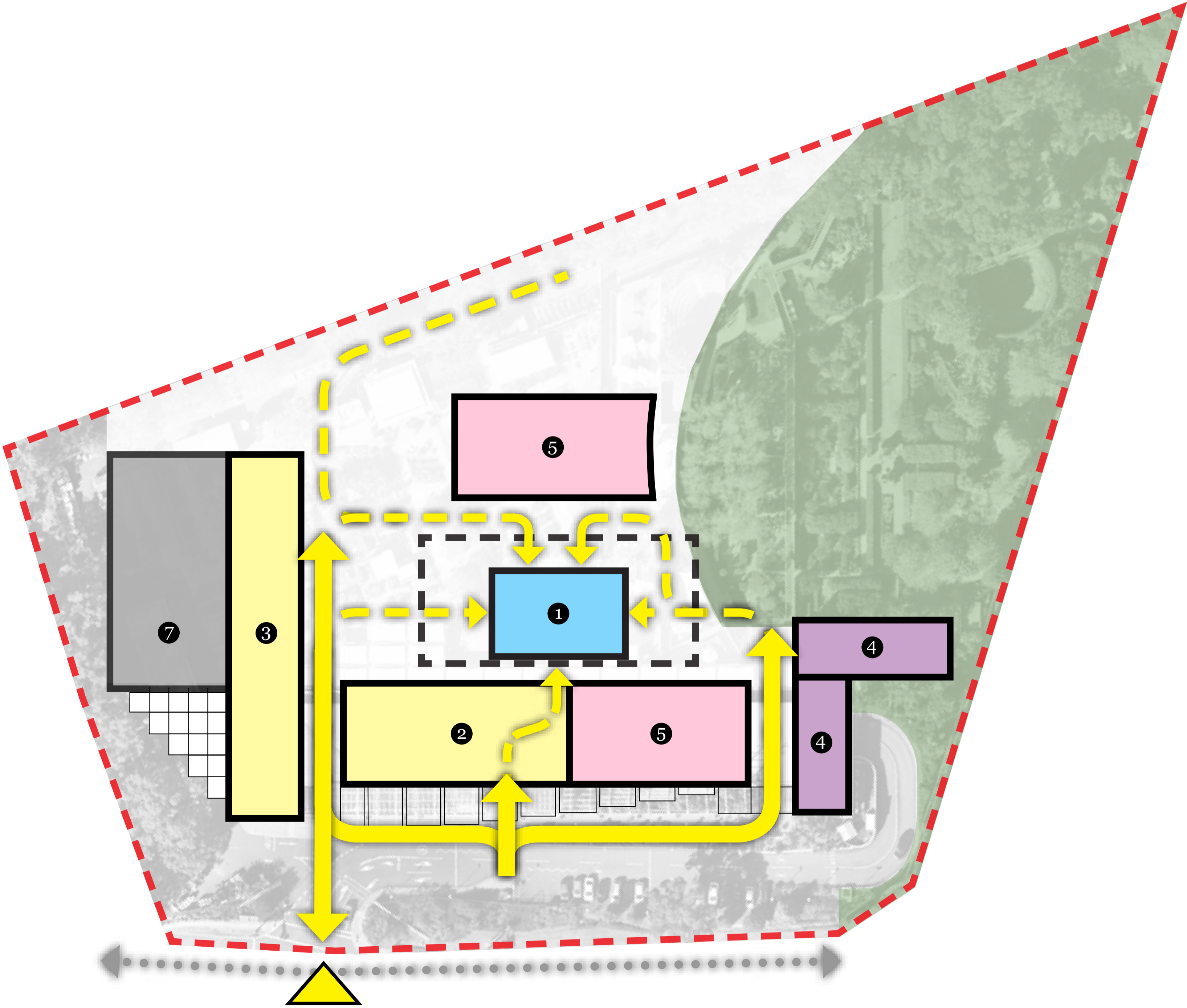
Design Response
Pedestrian Links

The existing site does not have a **pedestrian link** from Lane Cove Road into the site. However, the design proposal seeks to improve pedestrian site access and legibility of this access point from Lane Cove Rd/Fontenoy Rd. This is achieved by creating a new 4.5m wide pedestrian entry path from Lane Cove Rd has been created alongside the vehicular entry which are separated for safety and security.

This pedestrian link aligns directly with the new 7.5m wide break in the existing retail building to create a major thoroughfare into the heart of the activity and program on site. It is signified by two large trees either side of the entry. It is also the only break in the built form and it leads directly to Eden Square that is activated on all sides.

This location creates a direct East-West link through the open space areas. This provides direct access from the existing retail building through the office lobby and to the restaurant. It also allows for a multitude of access points from around the site to the Garden Centre, Active Play and the Function Centre. The lobby has large operable garage like doors which allow it to open up to the plaza allowing for a fresh naturally ventilated space on many days.

KEy:
Primary Pedestrian Link
Secondary Pedestrian Link



5
Pedestrian links

Design Response

Pedestrian Links - the entrance and arrival experience

A new 4.5m wide pedestrian entry path from Lane Cove Rd has been created alongside the vehicular entry which are separated for safety and security.

This pedestrian link aligns directly with the new 7.5m wide break in the existing retail building to create a major thoroughfare into the heart of the activity and program on site. It is signified by two large trees either side of the entry. It is also the only break in the built form and is an engaging arrival experience as depicted in the render and it leads directly to Eden Square that is activated on all sides.

Once in the central plaza space pedestrians can choose to enter the central office lobby, the garden centre / carpark, neighbourhood shops, wellness rock wall climbing and rooftop, restaurant, function centre or move down into the lower garden via two centrally located stairways.

The existing lower garden pedestrian pathway network will be retained with the addition of a curved ramp pathway leading from the turning circle all the way to the south east corner of the site where the gardener's compound is located.

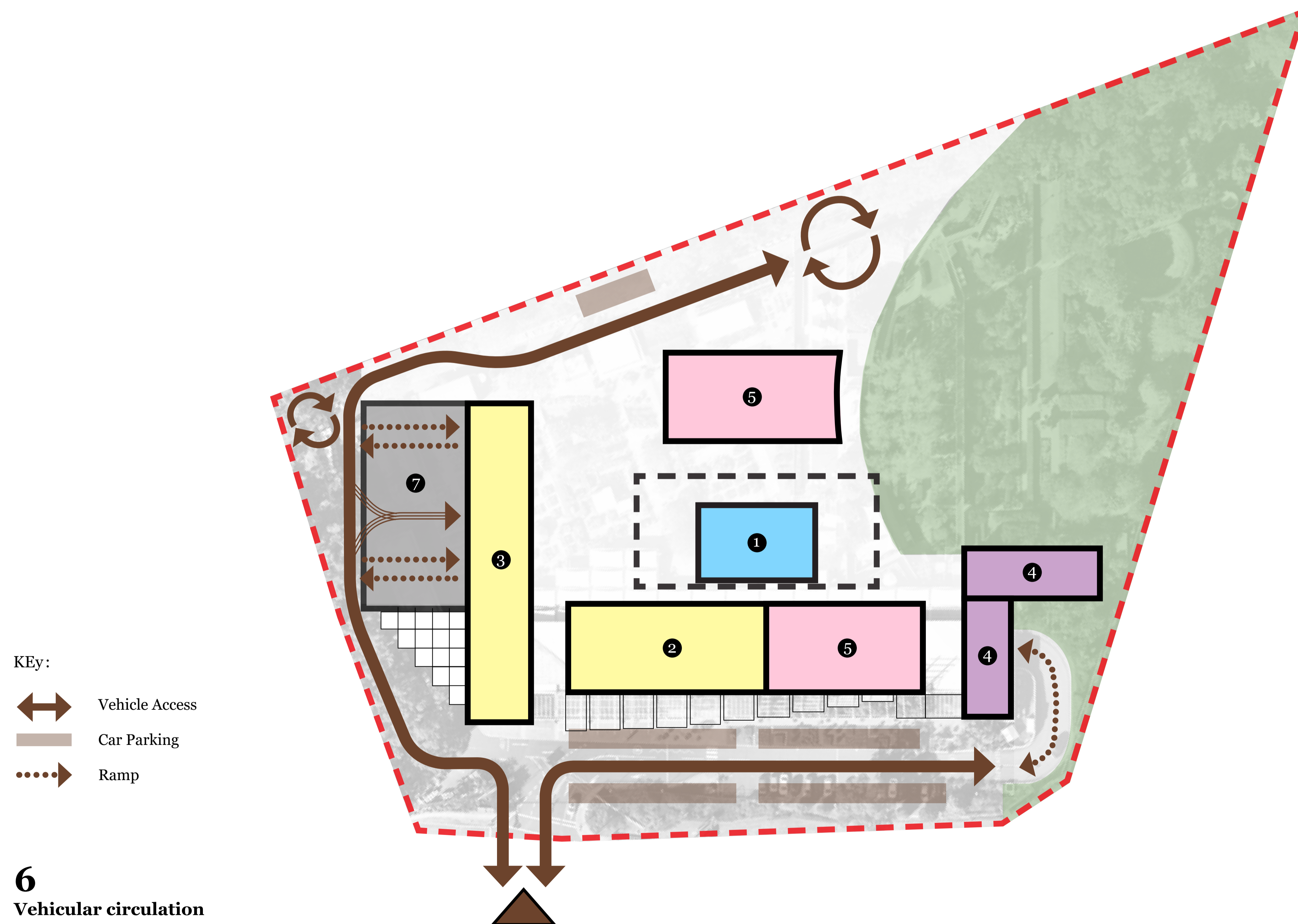


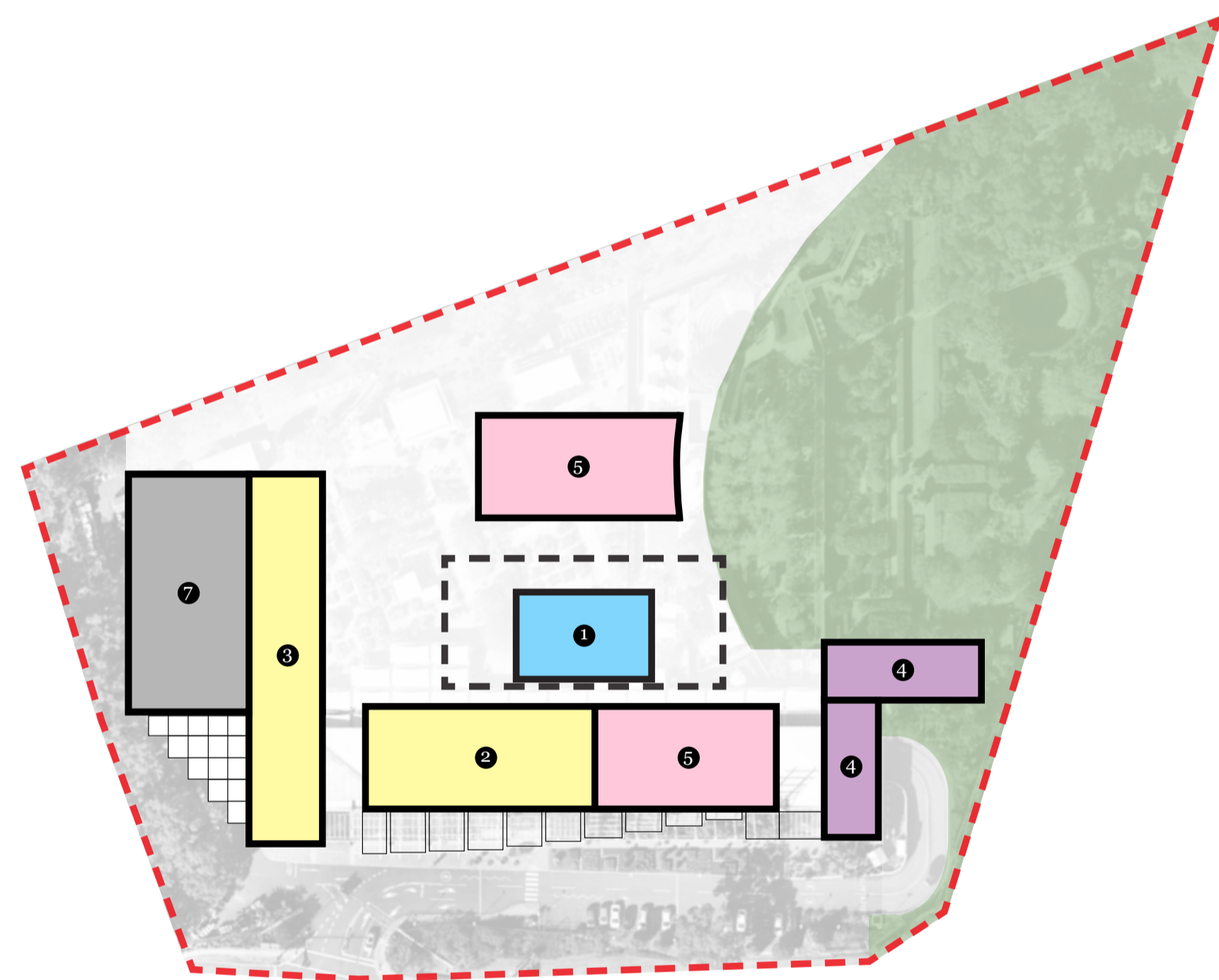
Design Response

Vehicular Access

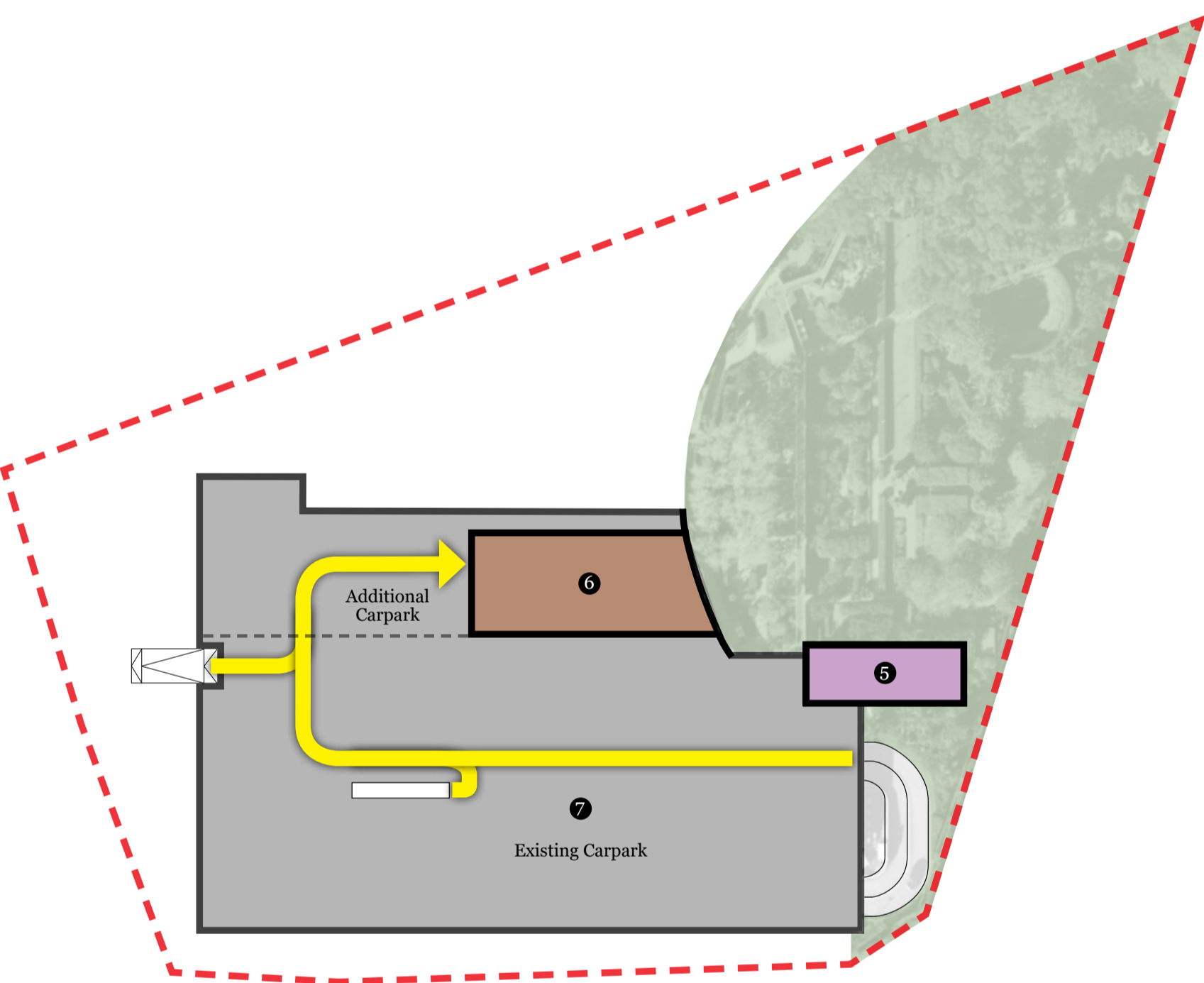
Both pedestrian and vehicular movement has been carefully considered in the external design of the site. Particular emphases has been put on ensuring movement is both intuitive and that visual wayfinding connections are clear and easy to follow.

The arrival of public vehicle carparking and emergency access is directed from the main entry to the left and restricted vehicular entry to the right.





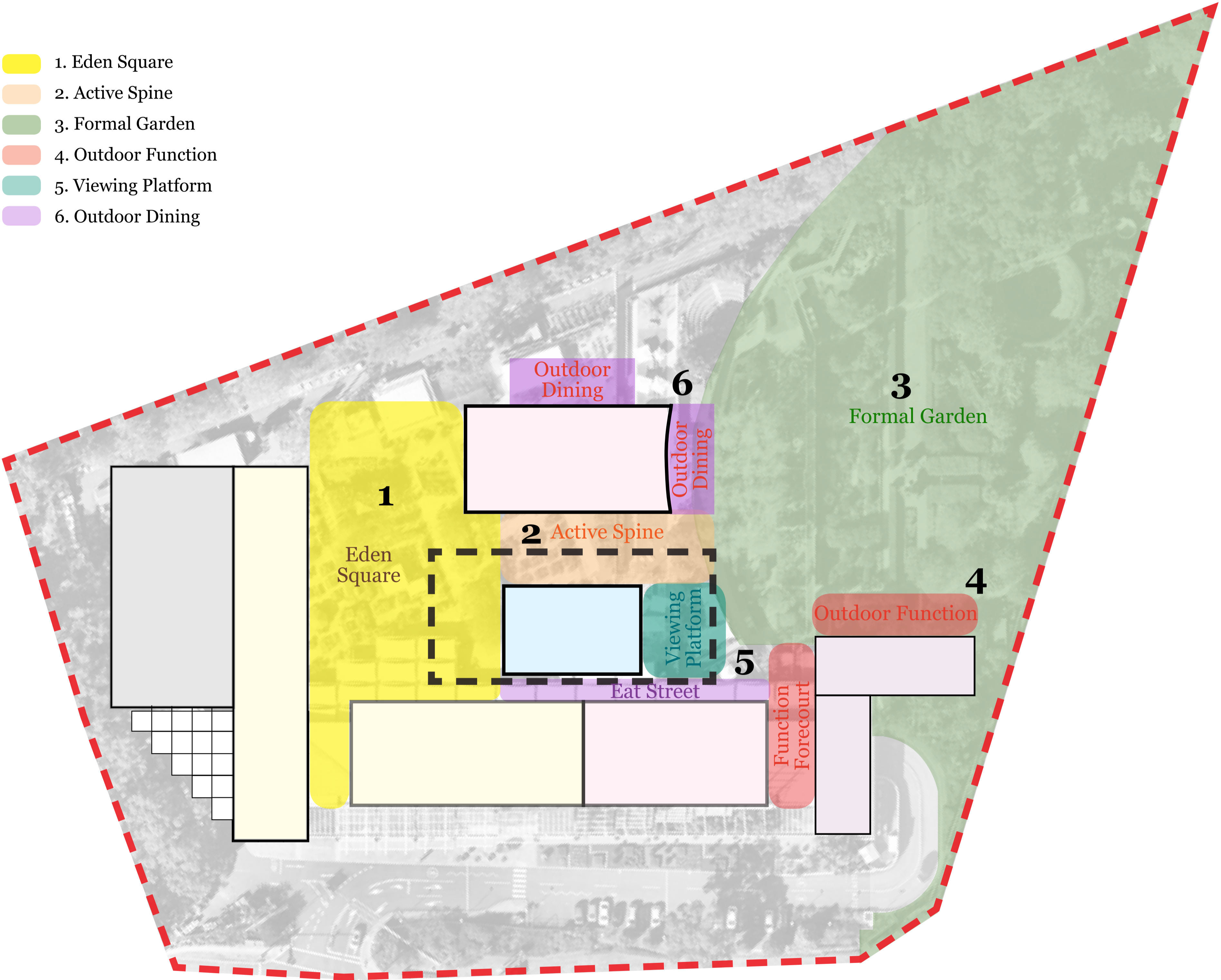
6
Building programs - Ground Floor
The building is consistent with the desired future character of the locality i.e. it offers visitors and tenants a unique shopping, dining and working experience.



7
Building programs - Basement
The scheme proposes an extension to the lower ground in order to keep the existing car bays and add more to satisfy the new uses. In conjunction with the development's Green Star targets a comprehensive **EOTF** has been designed in order to provide guests with facilities such as showers, lockers and secure bike storage. Other facilities include a mailroom, staff kitchen and lounge, Building Manager's office and storage facilities.

Design Response
In-Between Spaces

- 1. Eden Square
- 2. Active Spine
- 3. Formal Garden
- 4. Outdoor Function
- 5. Viewing Platform
- 6. Outdoor Dining



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Design Response
In-Between Spaces



Eden Square

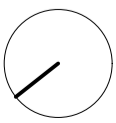


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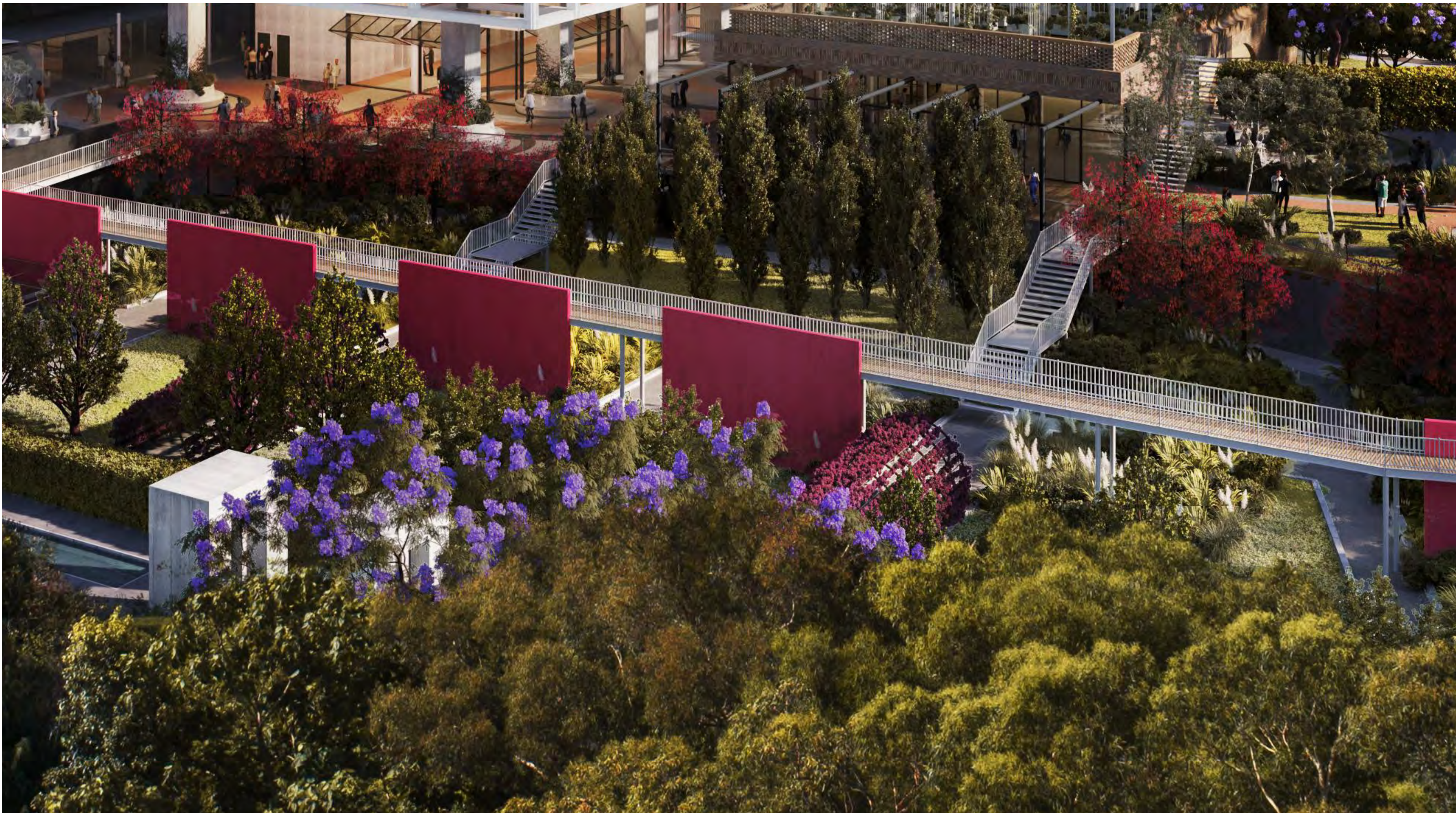


Active Spine

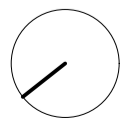


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Formal Garden

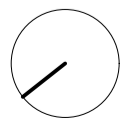
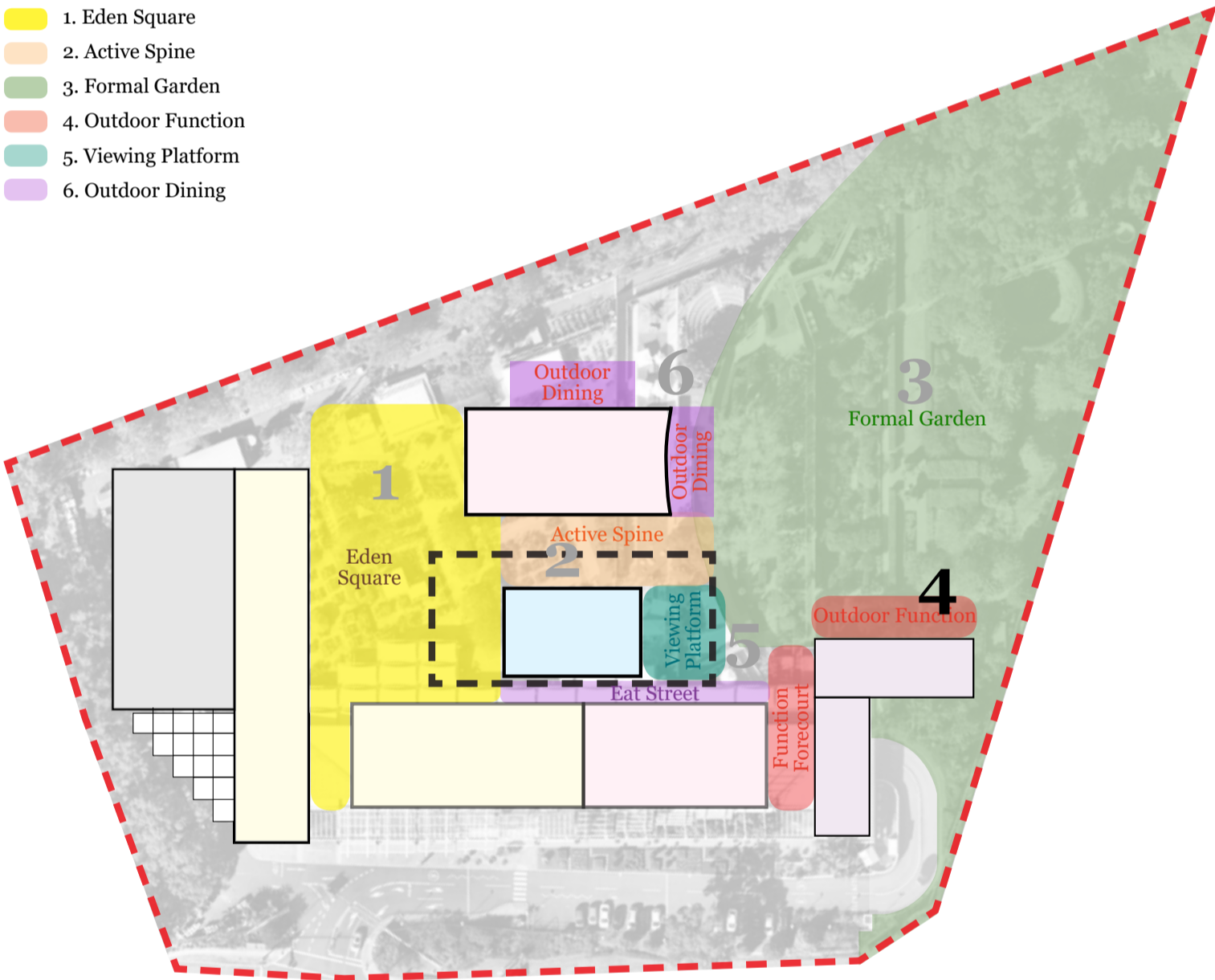


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Outdoor Function

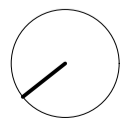
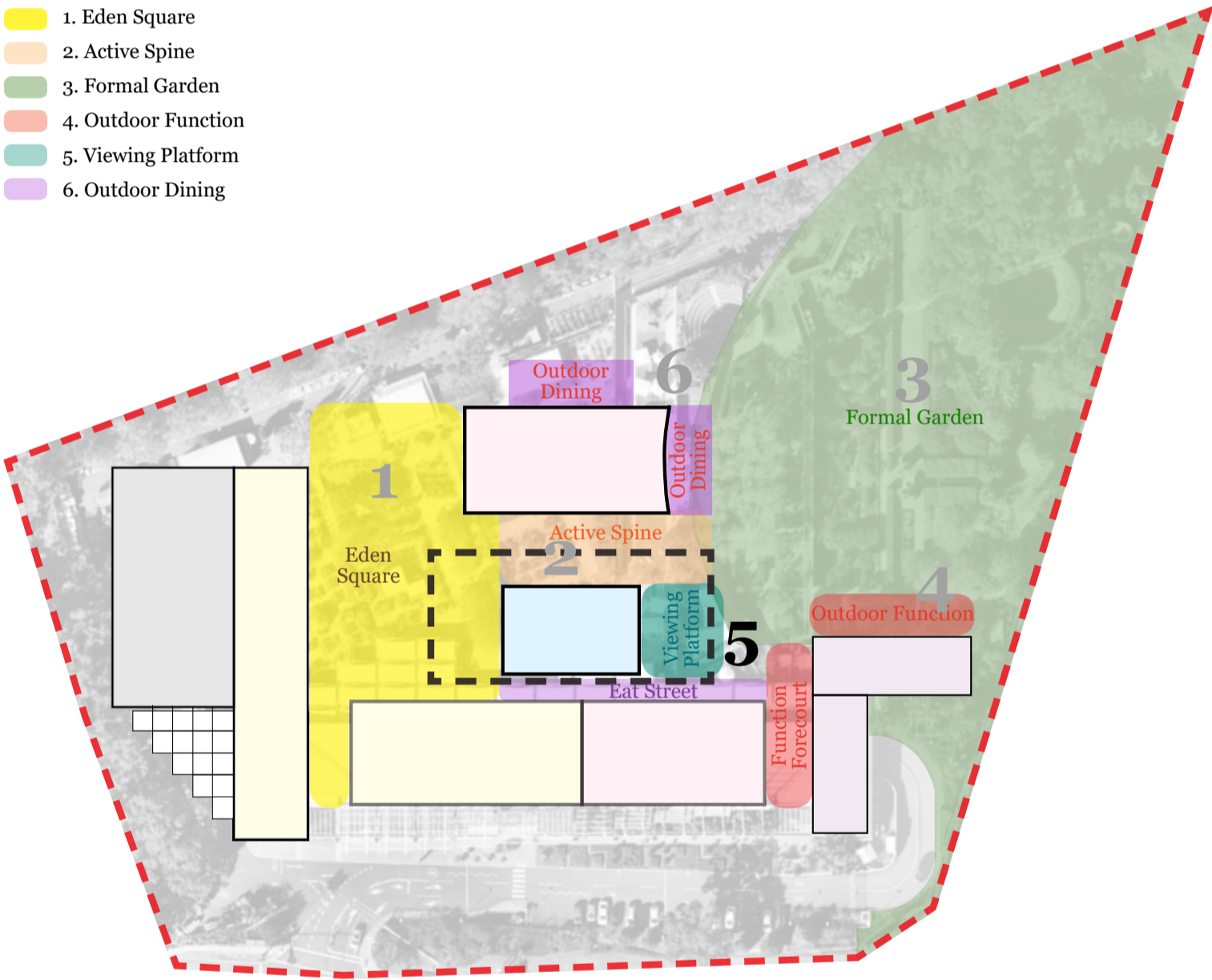


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Viewing Platform

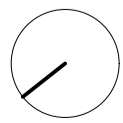
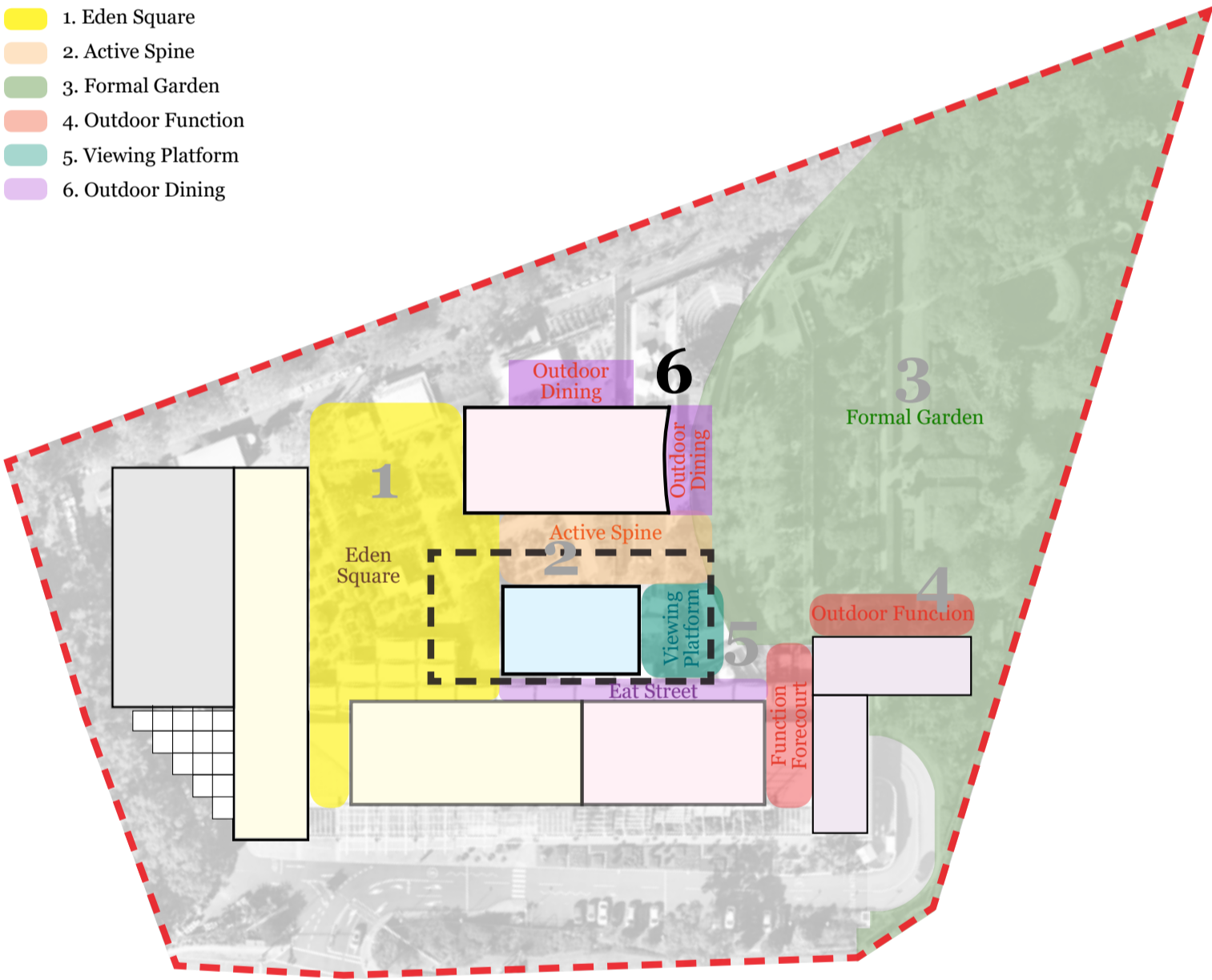


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Outdoor Dining



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Design Response

Contextual Built Form and Visual Impact

A visual analysis has been conducted from four representative viewpoints, along Lane Cove Road and from Tunks Hill picnic area. These identify the extent of the site's visibility from pedestrian, recreation and vehicular links

View 1 is from the north-western side of the Sydney Metro pedestrian exit - a key view as many pedestrians will access the site from this direction and traverse Lane Cove Road's western edge. Importantly the ground level of Eden Gardens is of a similar level to the exit from Macquarie Park Station; as a result, an elevation of the proposal is visible from this outlook. What is evident from the foreground context is that there is currently little in the way of visual markers that signify the beginning and end of the Macquarie Park precinct. The proposal, therefore, provides a clear visual marker for pedestrians and vehicles.



Urban View 1



Design Response

Contextual Built Form and Visual Impact

A visual analysis has been conducted from four representative viewpoints, along Lane Cove Road and from Tunks Hill picnic area. These identify the extent of the site's visibility from pedestrian, recreation and vehicular links

View 2 is taken from the northern corner of Waterloo Road as you progress down the pedestrian route along Lane Cove road's western side. Due to the topography, you perceive the main tower elevations from a lower point of view. The car park's solar panels become visible and visually link the existing building and the proposed commercial development.



Urban View 2



Design Response

Contextual Built Form and Visual Impact

A visual analysis has been conducted from four representative viewpoints, along Lane Cove Road and from Tunks Hill picnic area. These identify the extent of the site's visibility from pedestrian, recreation and vehicular links

View 3 is positioned on Ryde Road as approached from the north. The dense vegetation obscures much of the car parking structure from view, with glimpses of the commercial development appearing between the foliage. The proposal forms a clear visual marker for the beginning of the Macquarie Park precinct and helps reinforce the urban transition form beyond.



Urban View 3



Design Response

Contextual Built Form and Visual Impact

A visual analysis has been conducted from four representative viewpoints, along Lane Cove Road and from Tunks Hill picnic area. These identify the extent of the site's visibility from pedestrian, recreation and vehicular links

View 4 In contrast to Views 1-3, the view from Tunks Hill Picnic Area is a recreational viewpoint, mostly obscured by tall eucalypts. The roof elements of the car parking structures and the main Eastern elevation are partially visible. From this point, you can perceive the vertical incisions in the elevation, which provides greater visual interest.



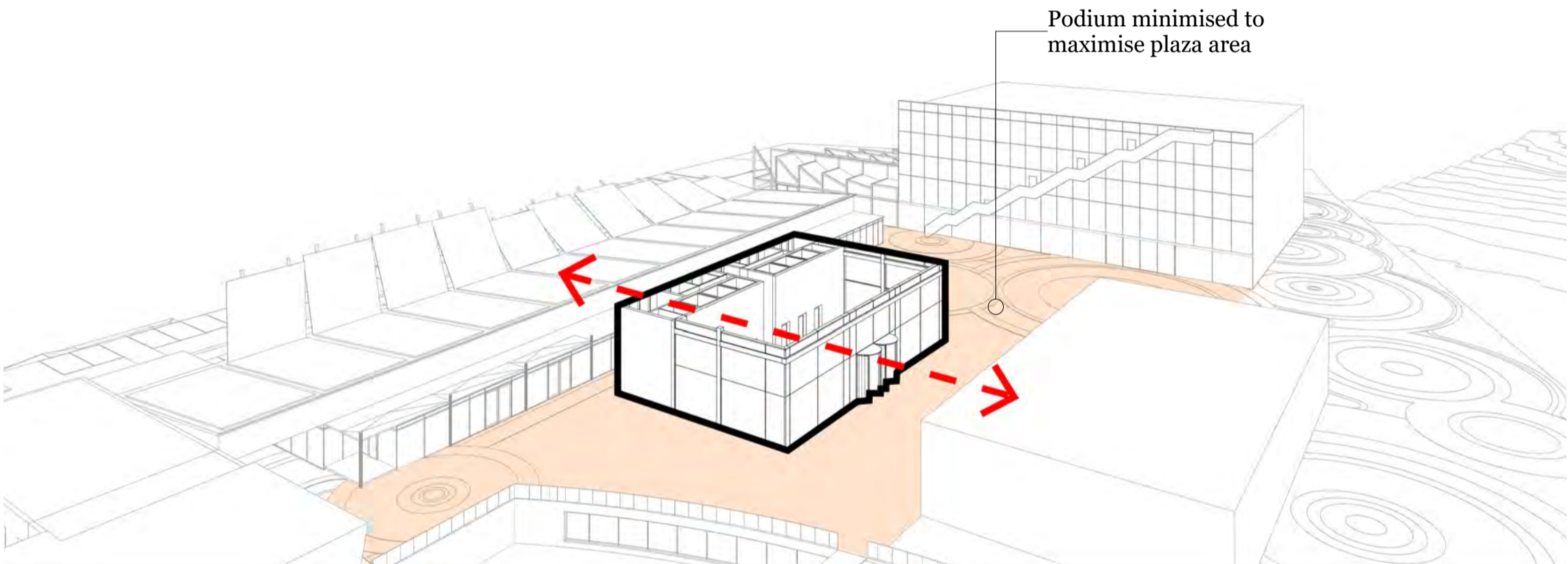
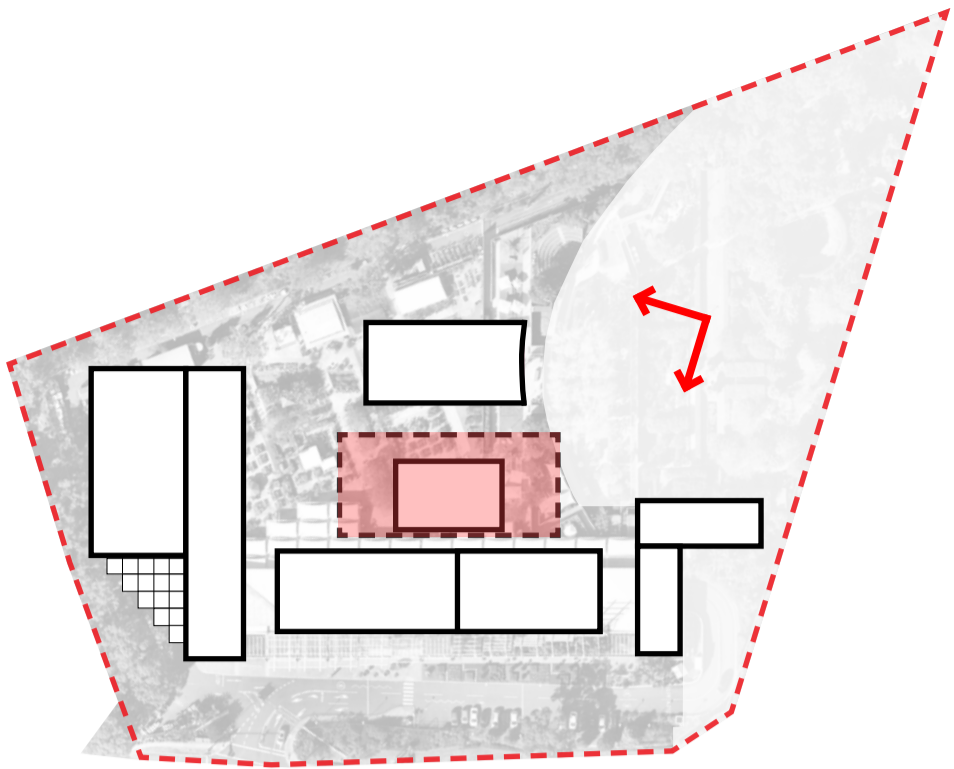
Urban View 4



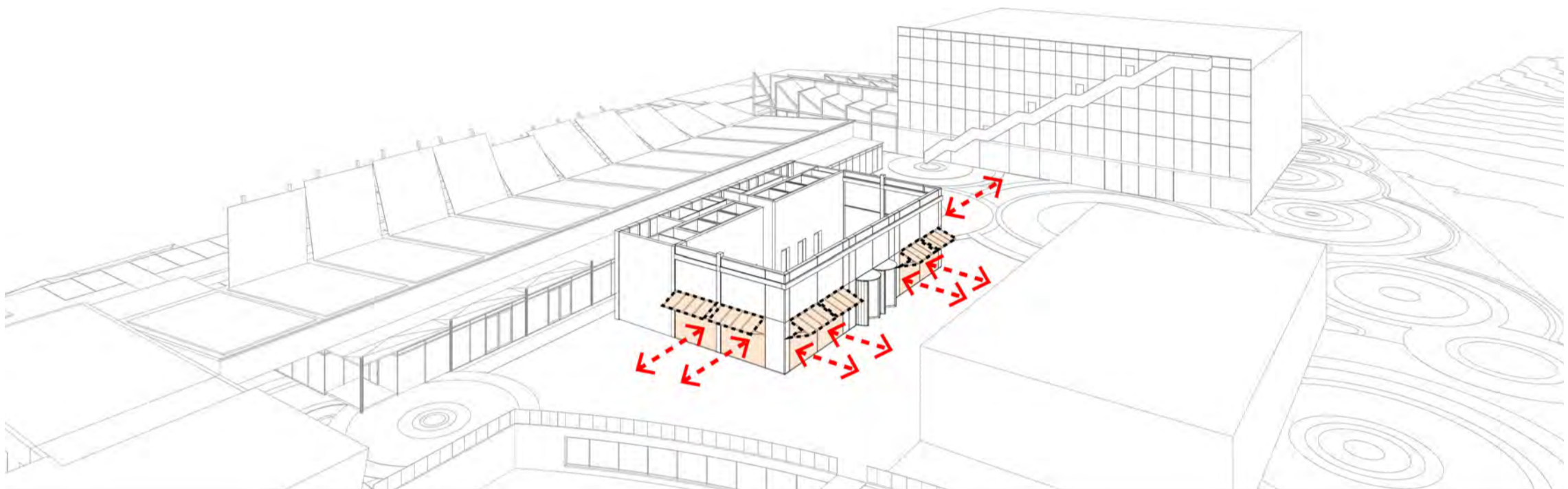
Design Response

Building Narrative - Commercial Workplace

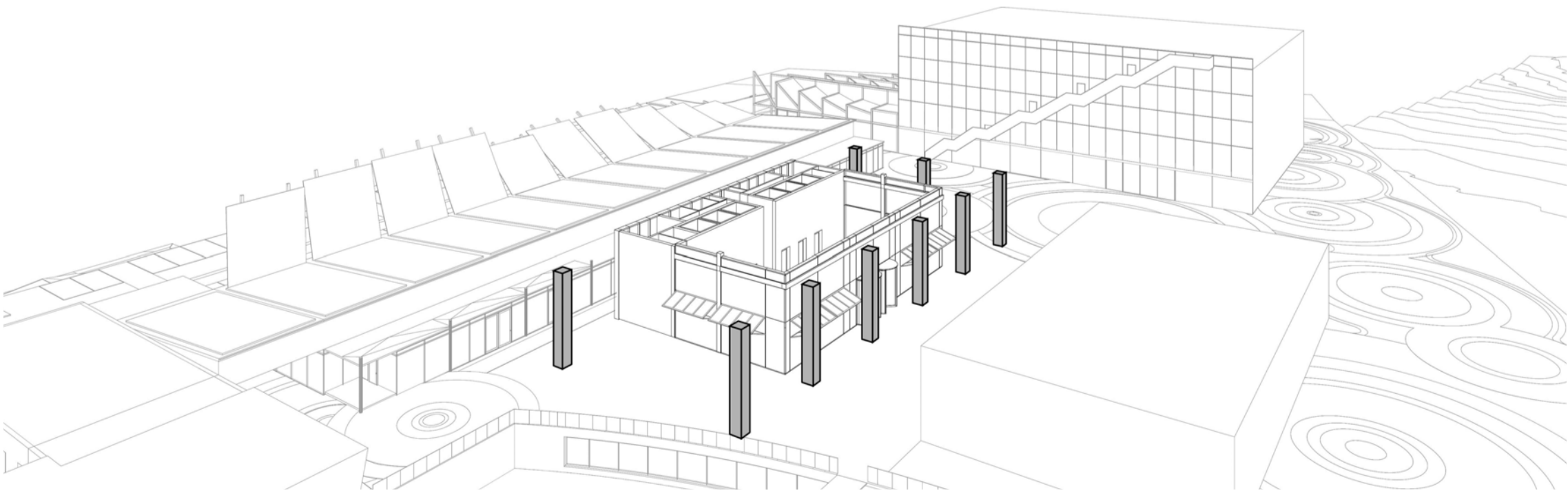
The scheme proposes the addition of approx.18,000sqm of Commercial space in the form of an 18-storey tower located near the centre of the site.



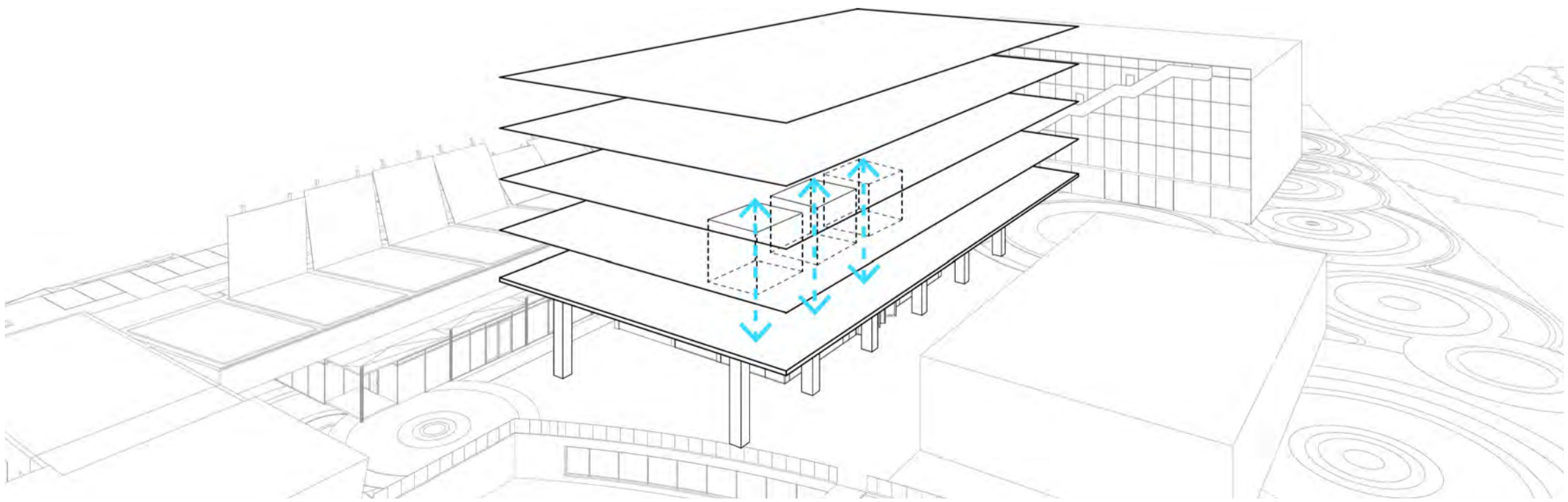
1. Ground floor entry axis
This central location creates a direct East-West link through the open space areas. This provides direct access from the existing retail building through the lobby and to the restaurant. It also allows for a multitude of access points from around the site to the Garden Centre, Active Play and the Function Centre.



2. Operable panels
The lobby has large operable garage like doors which allow it to open up to the plaza.



3. Structure



4. Podium void + landscape



Design Response
Building Narrative - Commercial Workplace



Design Response

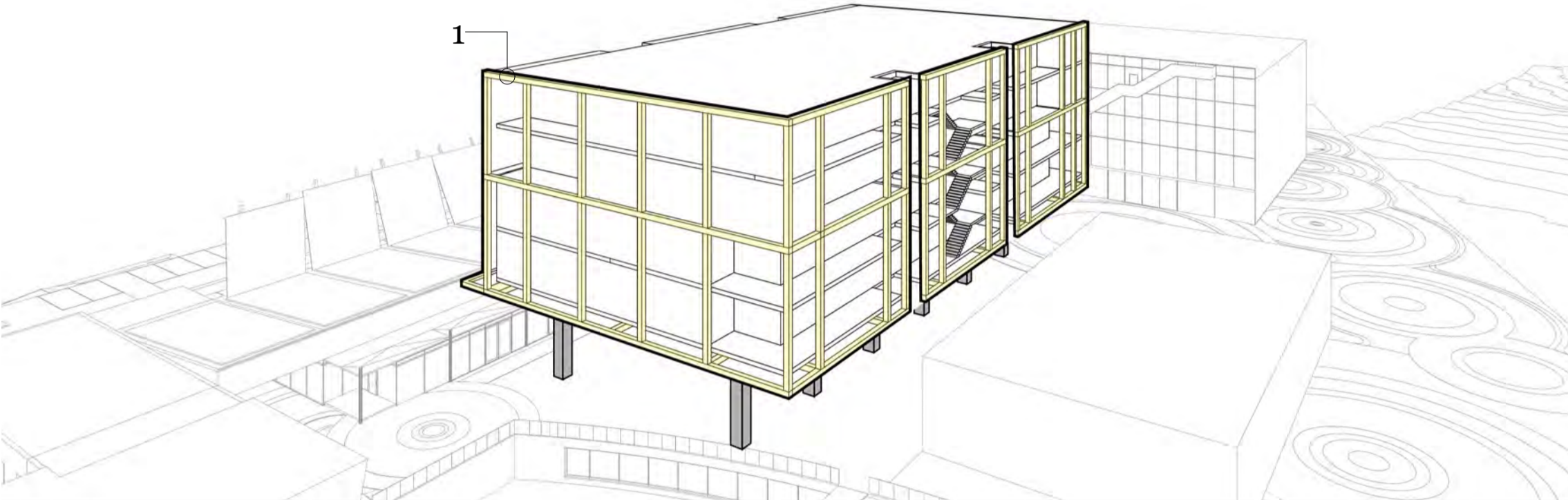
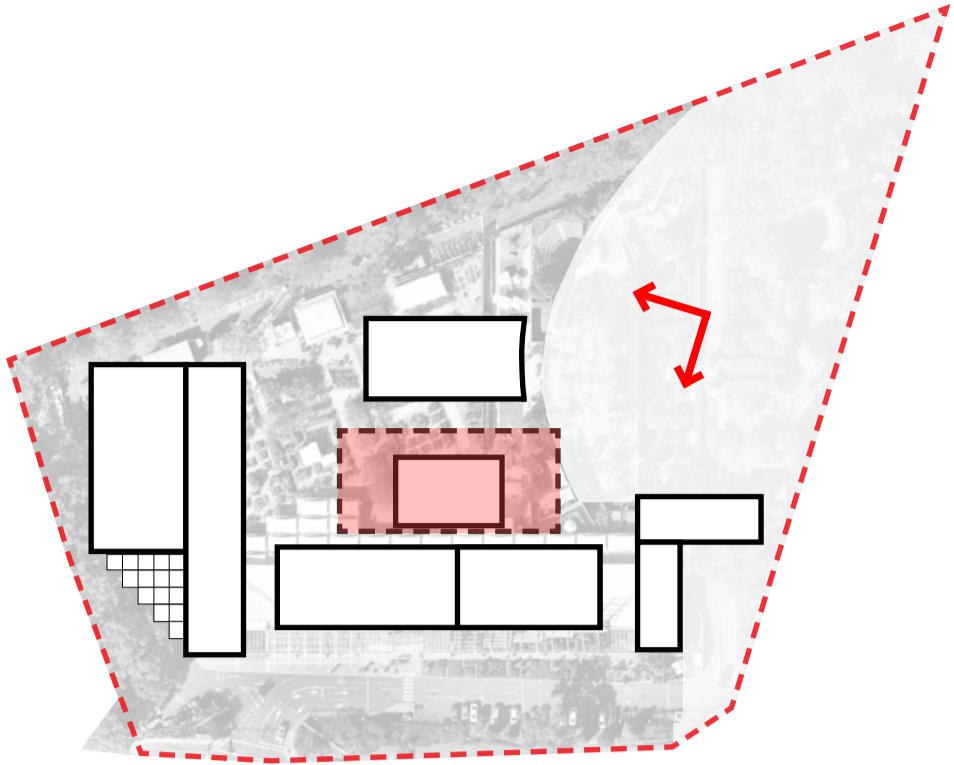
Building Narrative - Commercial Workplace

The building is consistent with the desired future character of the locality i.e. it offers visitors and tenants a unique shopping, dining and working experience.

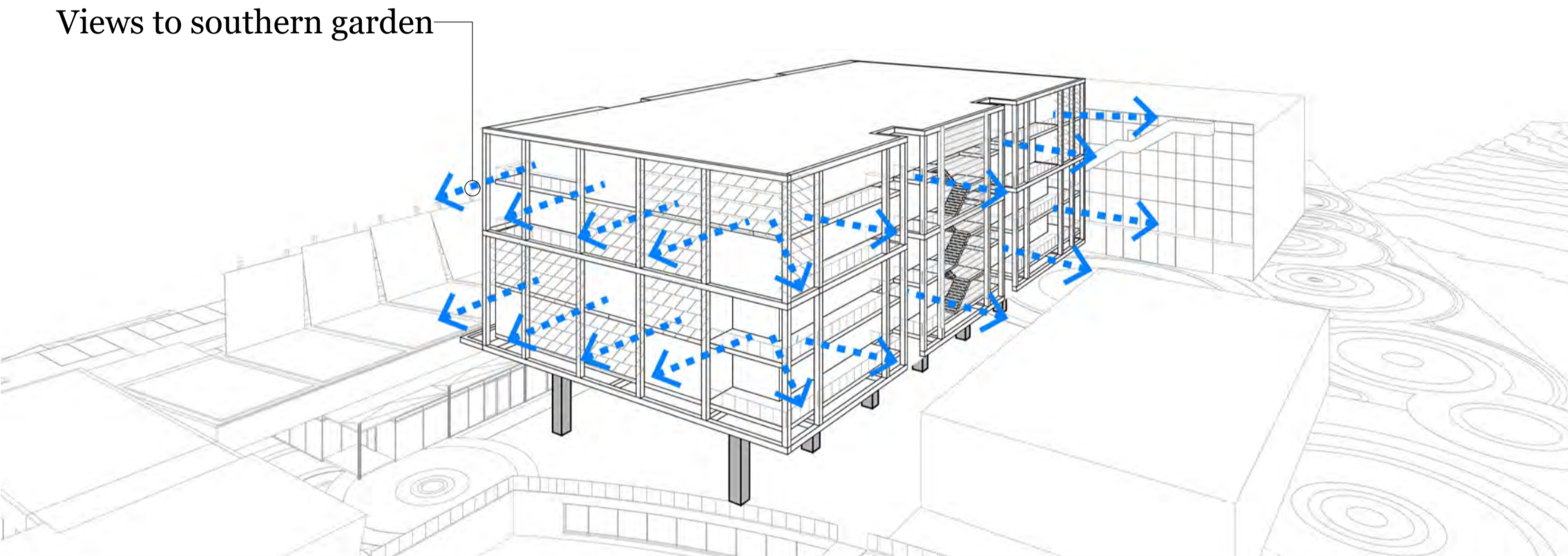
The active stairs on the West and East facades are expressed externally to promote wellness and activity.

The podium superstructure provides a functional façade made up of winter gardens and balconies. The gridded superstructure is adorned by greenery. This will provide occupants with a connection to nature for workplace health and wellbeing.

The form of the tower has further been articulated with both horizontal and vertical shadow-lines to break it into a more human scale. The vertical breaks also provide an opportunity for division of multiple tenancies per plate.



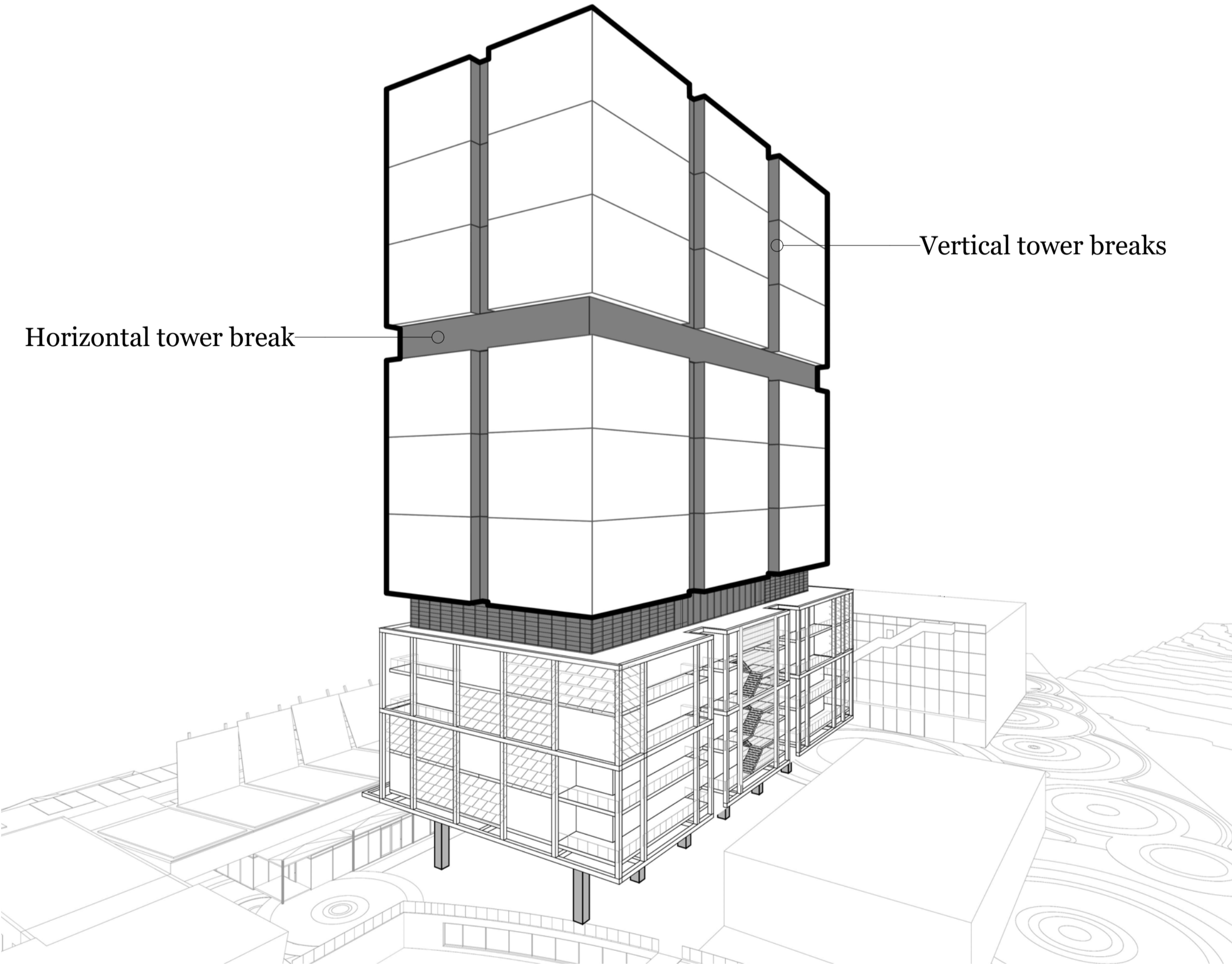
5. Podium superstructure



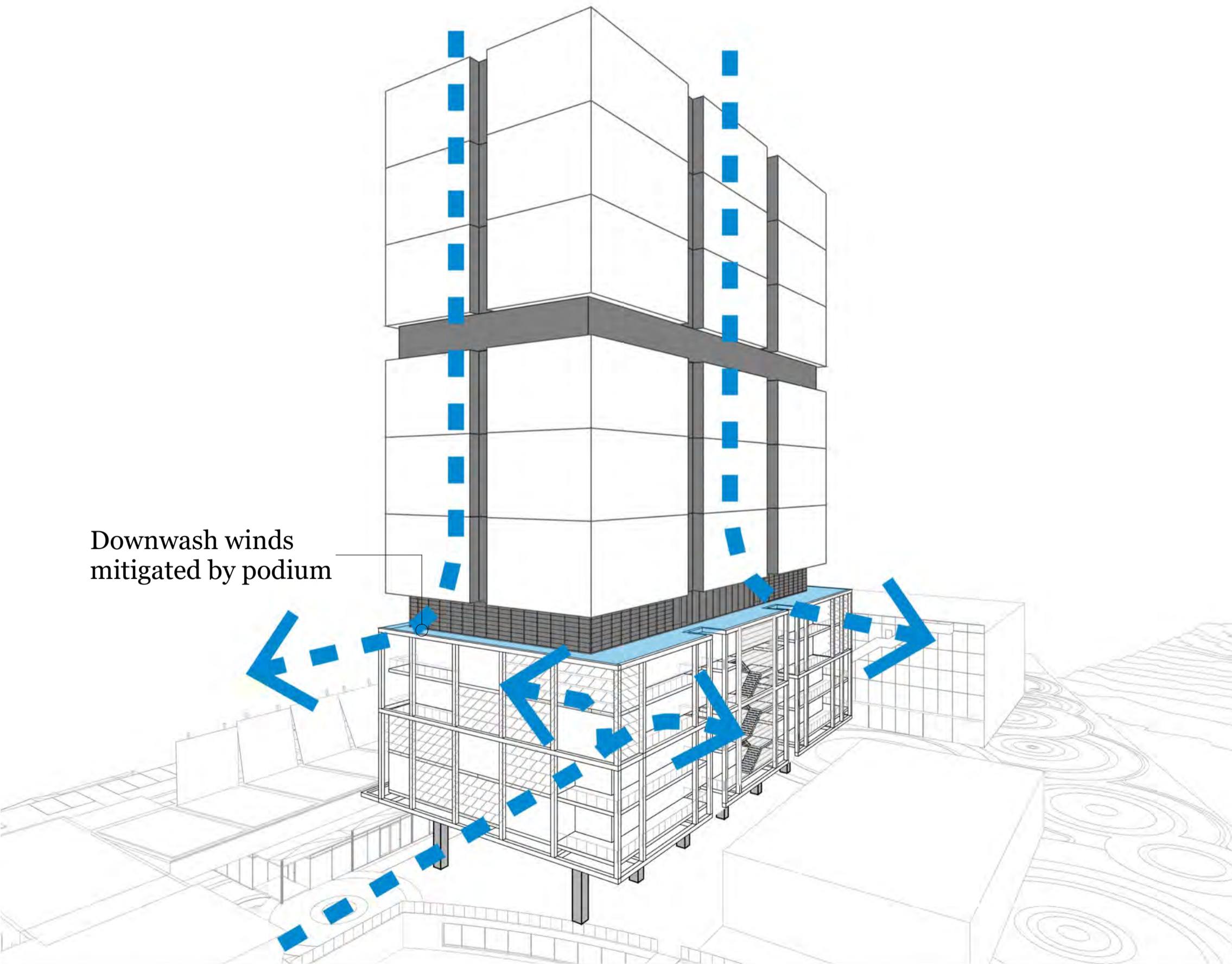
6. Views from podium wintergardens + balconies



1. Podium superstructure



7. Tower massing



8. Wind strategy



2. Wintergarden

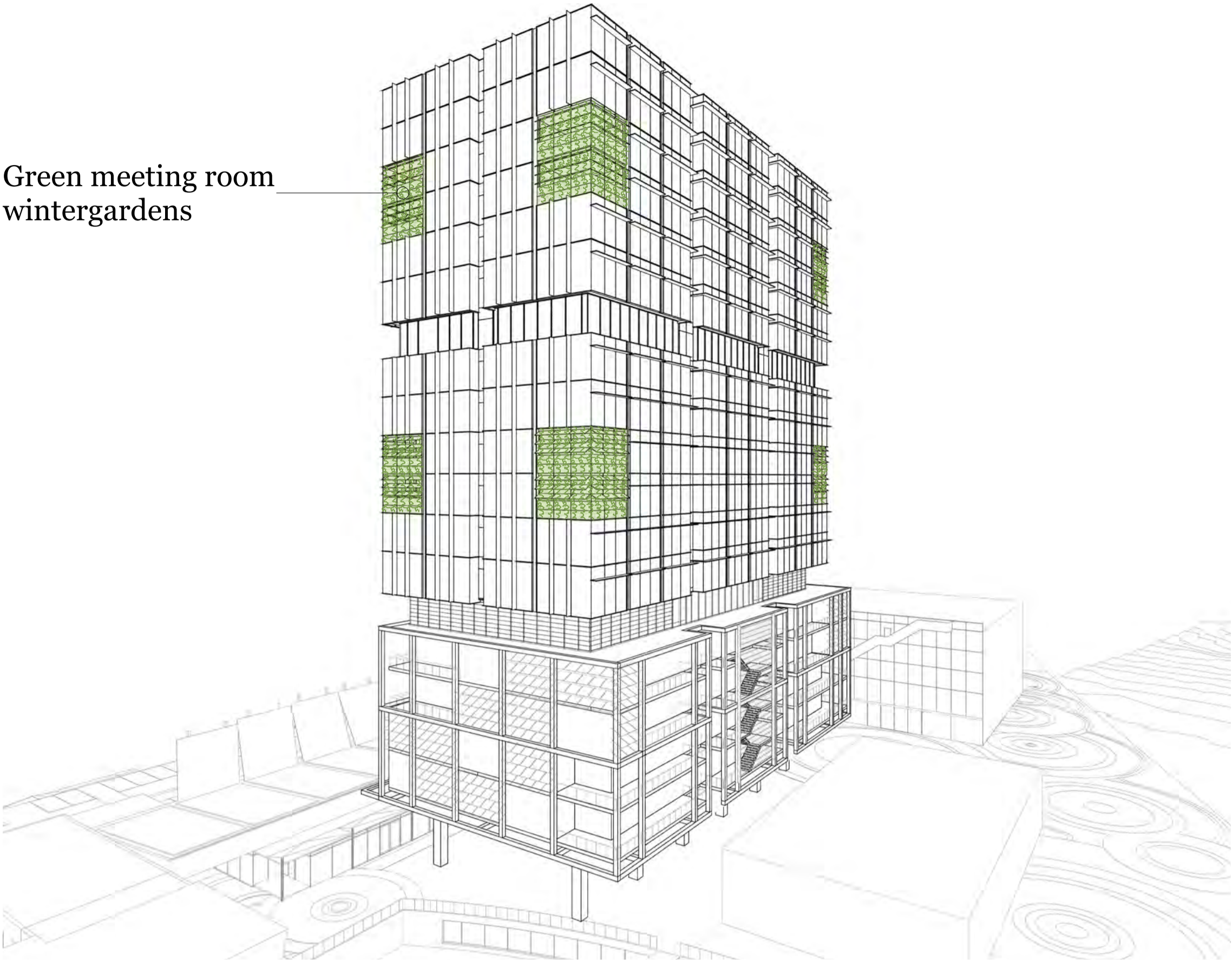
Design Response

Building Narrative - Commercial Workplace



Design Response
Building Narrative - Commerial Workplace

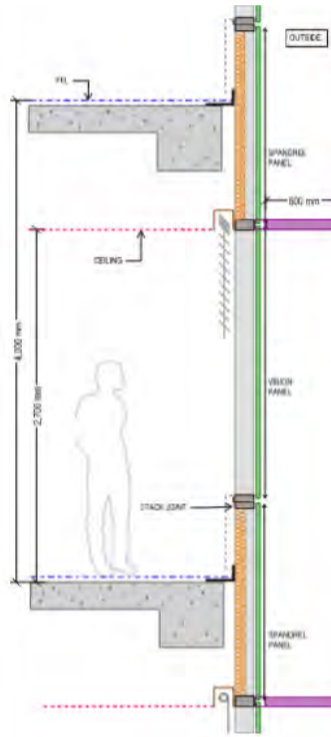
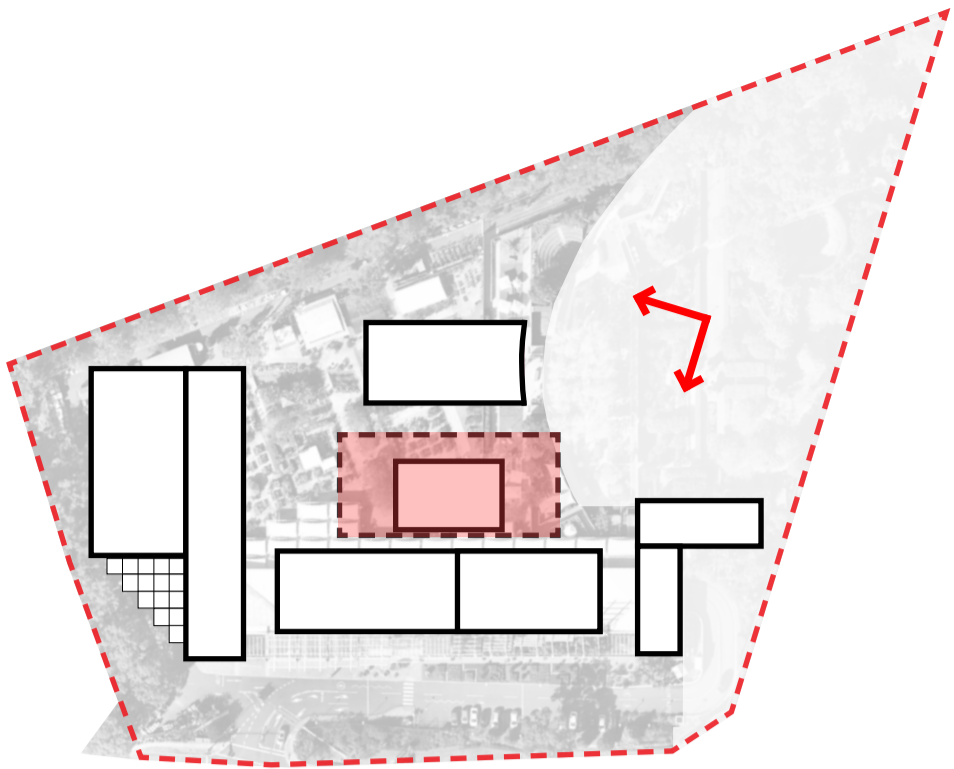
Green meeting room
wintergardens



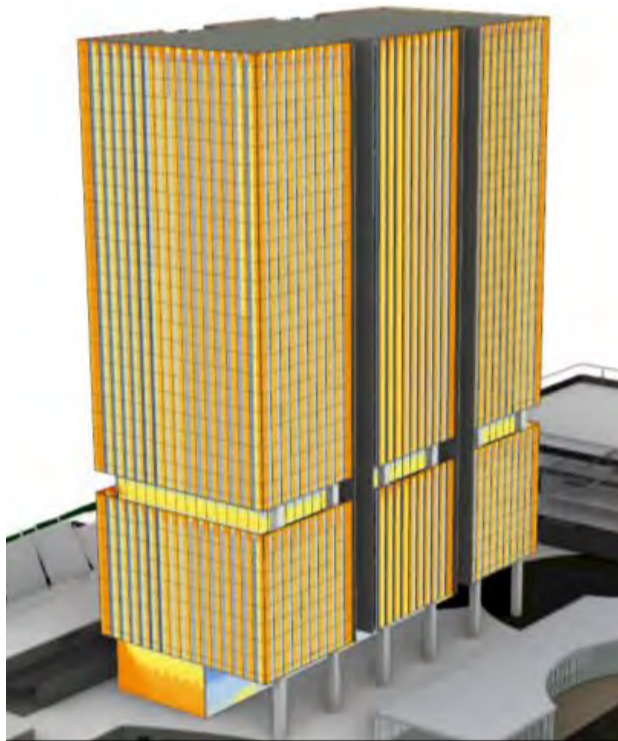
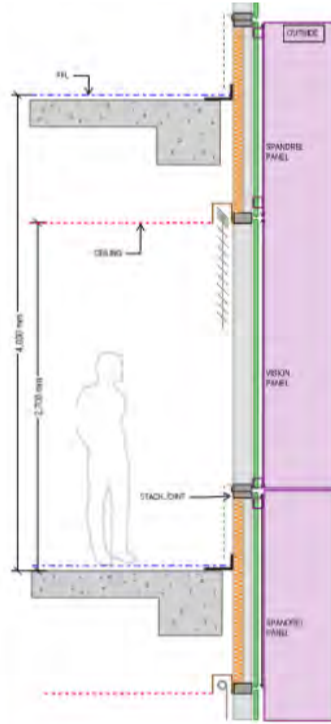
9. wintergardens



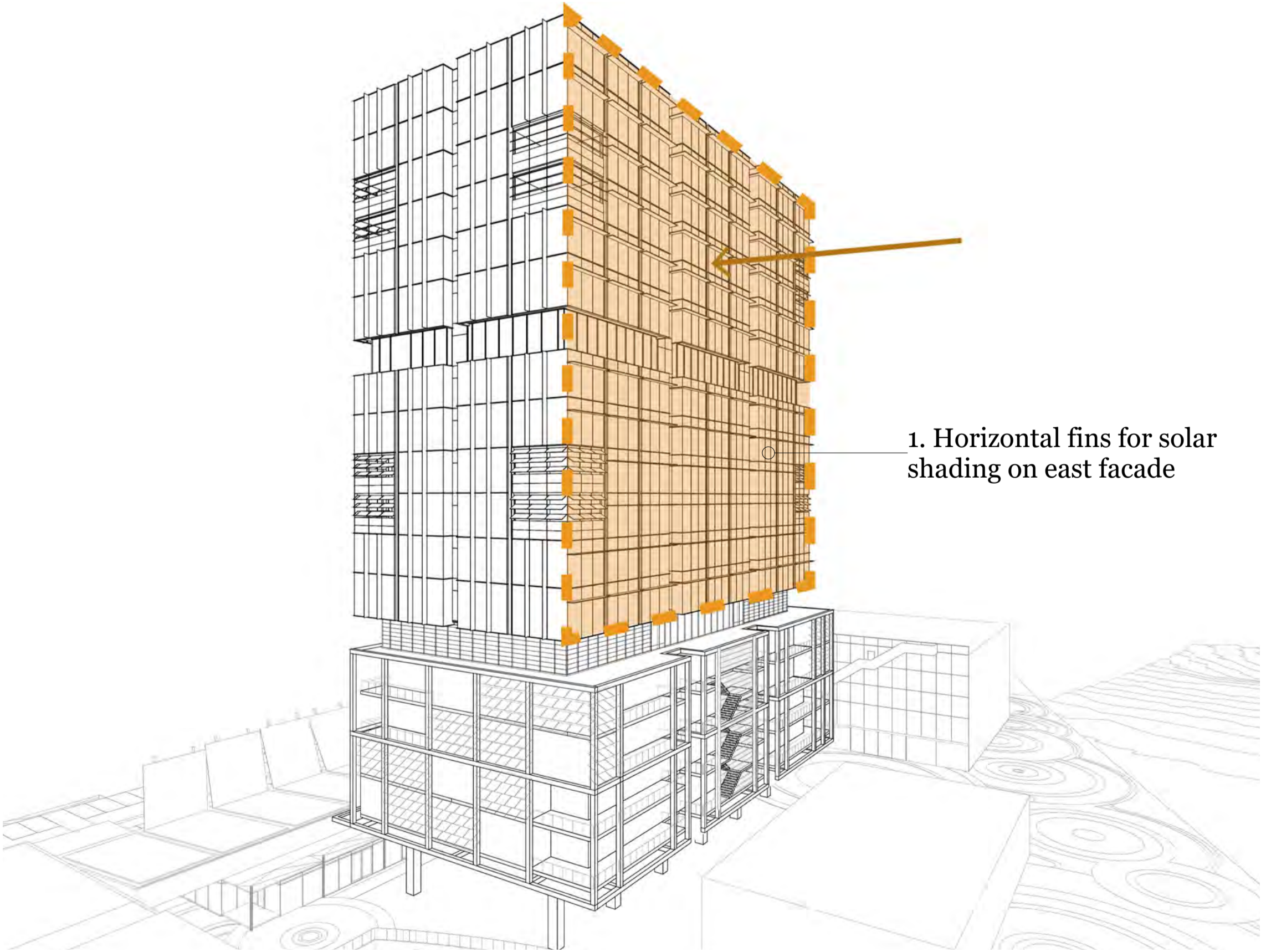
The tower façade responds to solar ESD principles, with 50% of glazing vs spandrel panel, vertical fins to the north, west and south, and horizontal shades to the east.



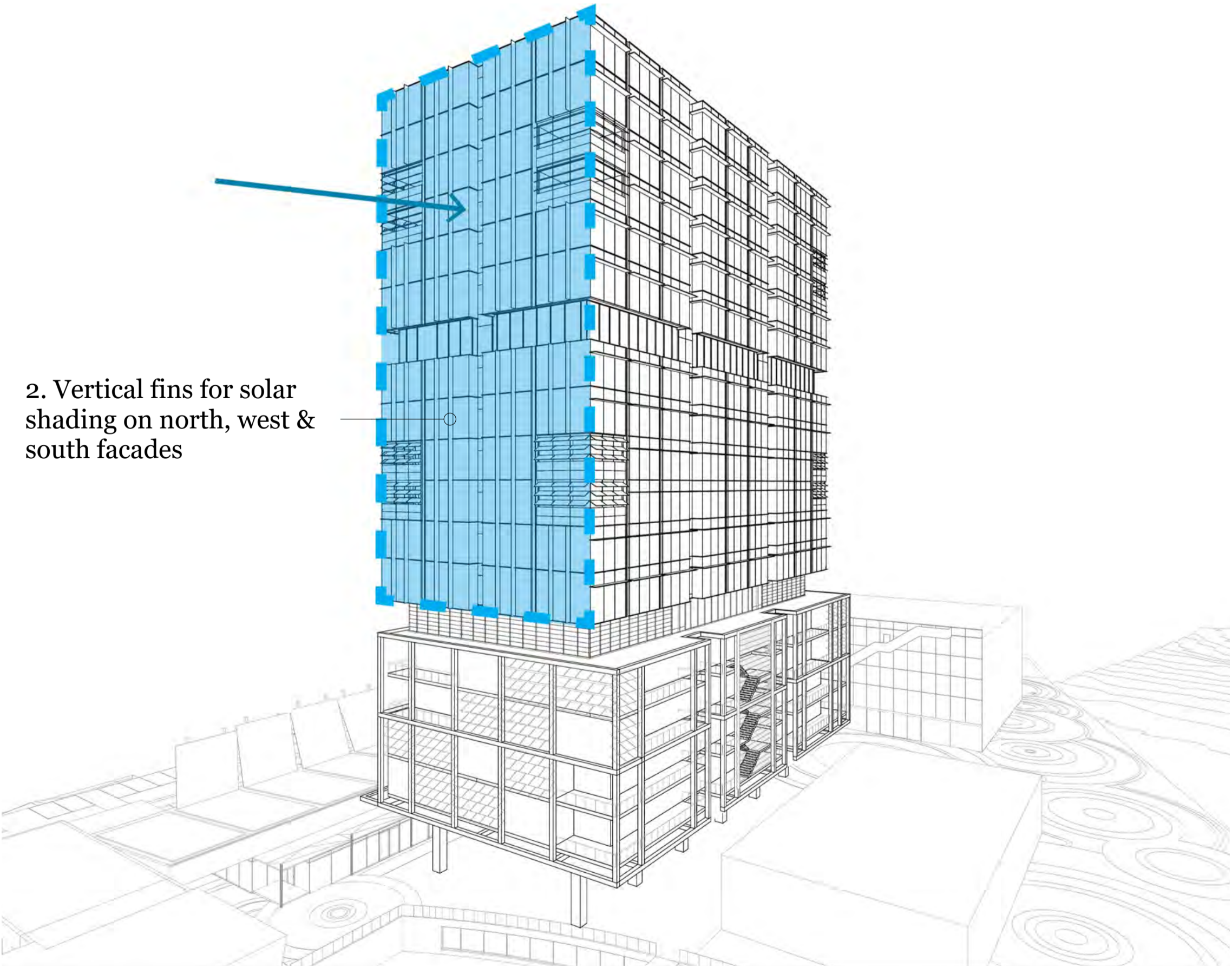
1. Horizontal fins provide the required shading on the east facade.



2. Vertical fins provide the required shading on the north, west and south facades.



10. East facade solar strategy



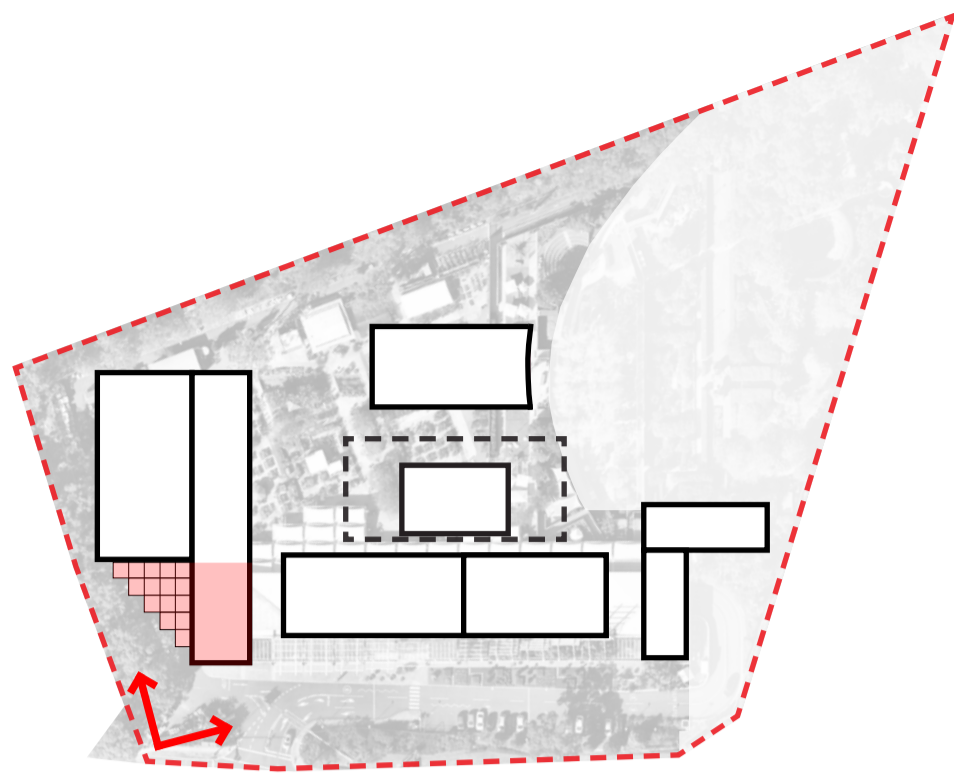
11. North, west and south facades solar strategy

Design Response

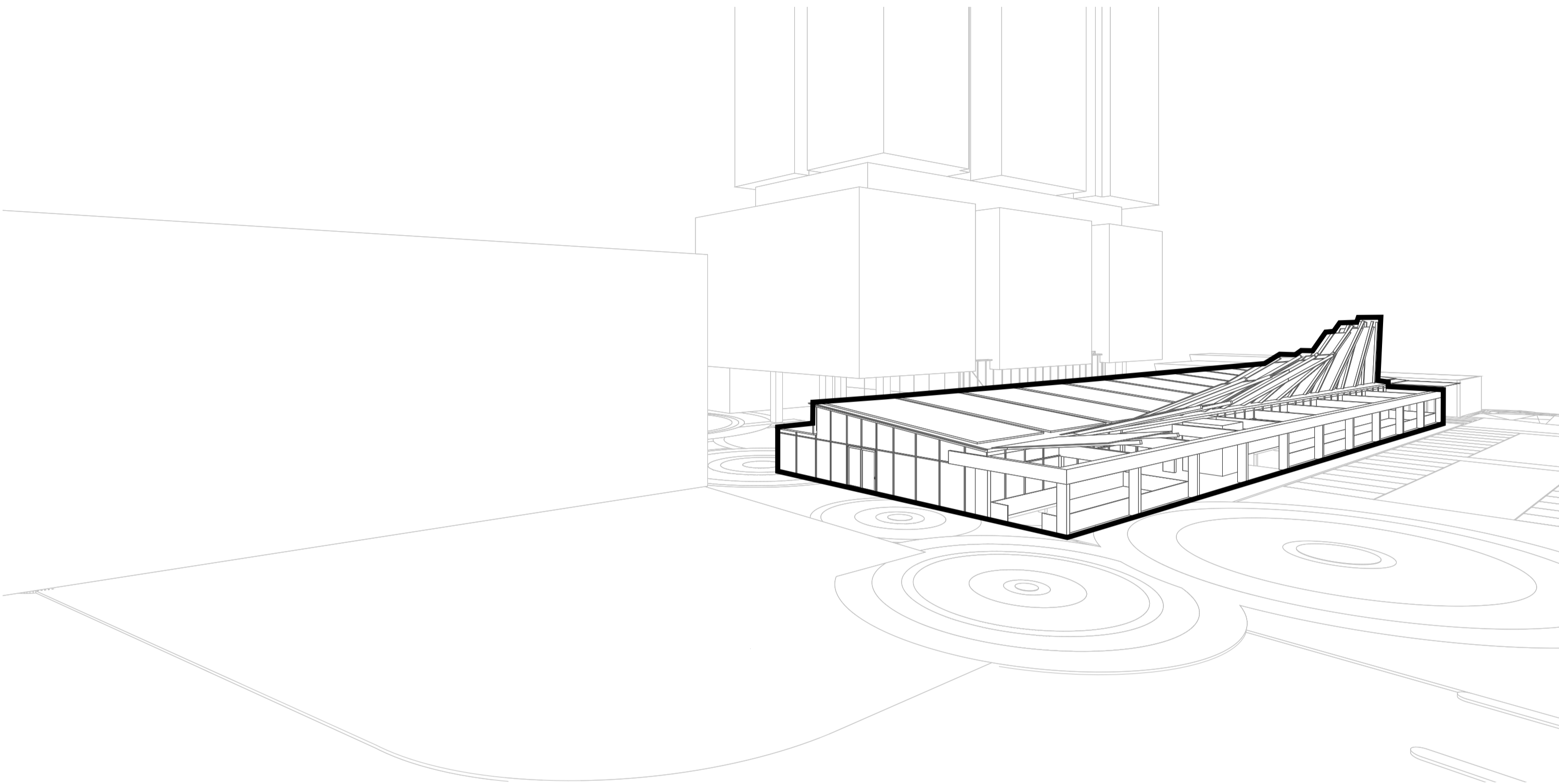
Building Narrative - Commercial Workplace



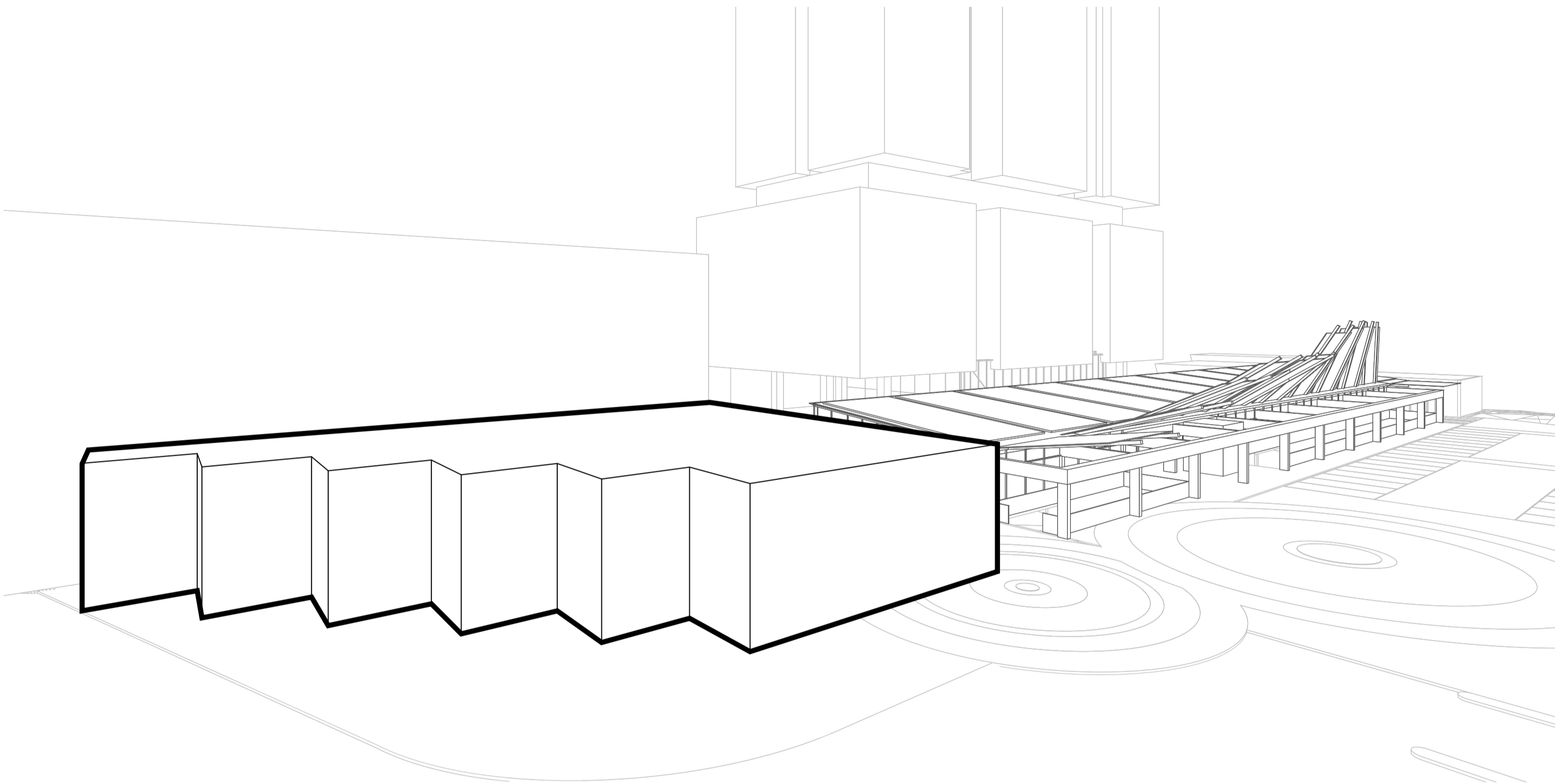
Design Response
Building Narrative - Eden Store / Retail



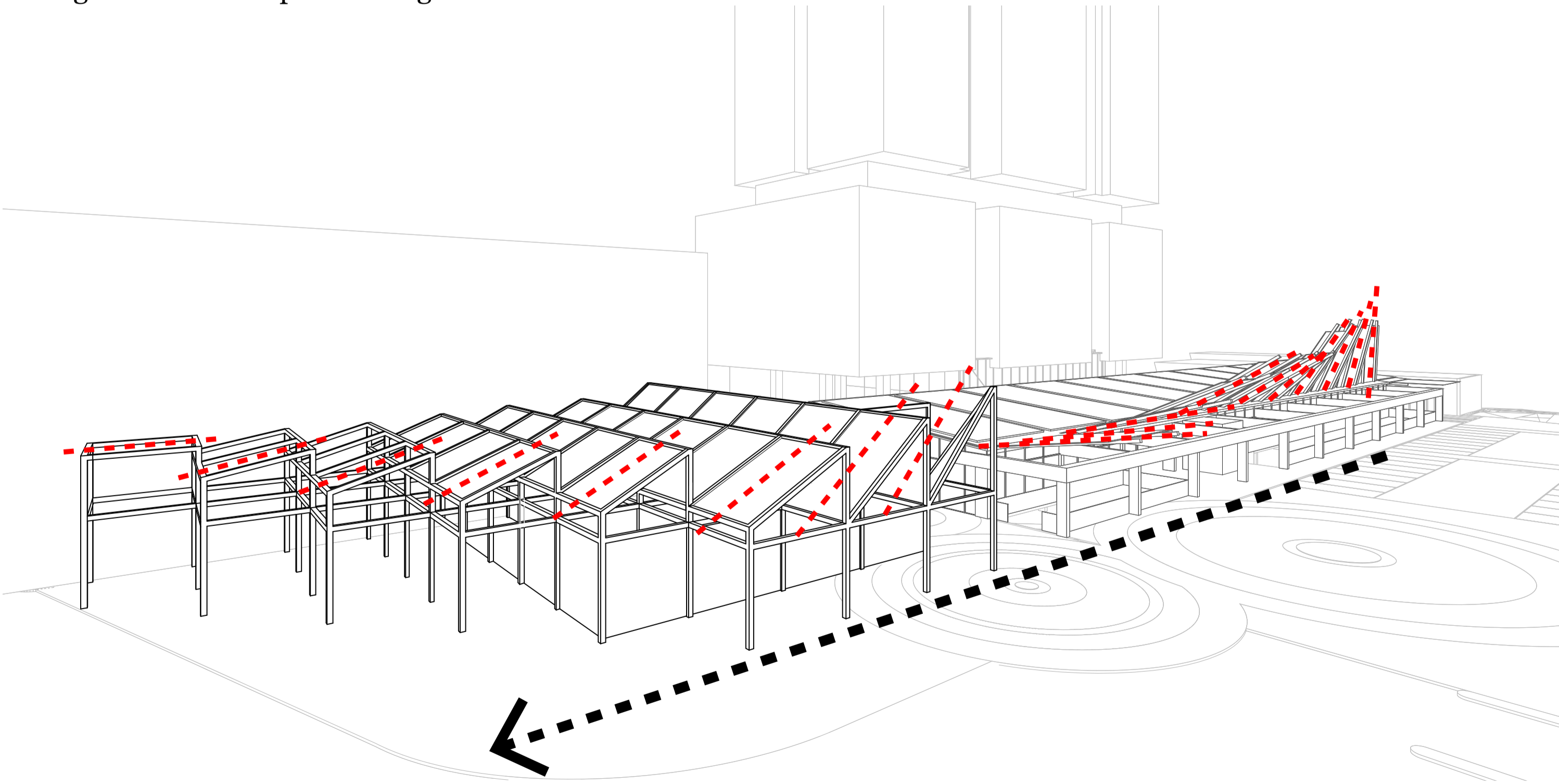
The proposal includes a new location for the existing Eden Gardens Retail Centre. Strategically located to the North of the existing retail building to allow a sense of arrival for pedestrians from Lane Cove Road connecting to a new Eden Square plaza. Architecturally, Eden Gardens outdoor garden centre is expressed as a frame structure which responds to the scale and angled roof trellis formation on the adjacent retained Neighbourhood Shops and Garden Centre building. This strategy allows for further ESD opportunities to include solar panels on top of the covered roof panels.



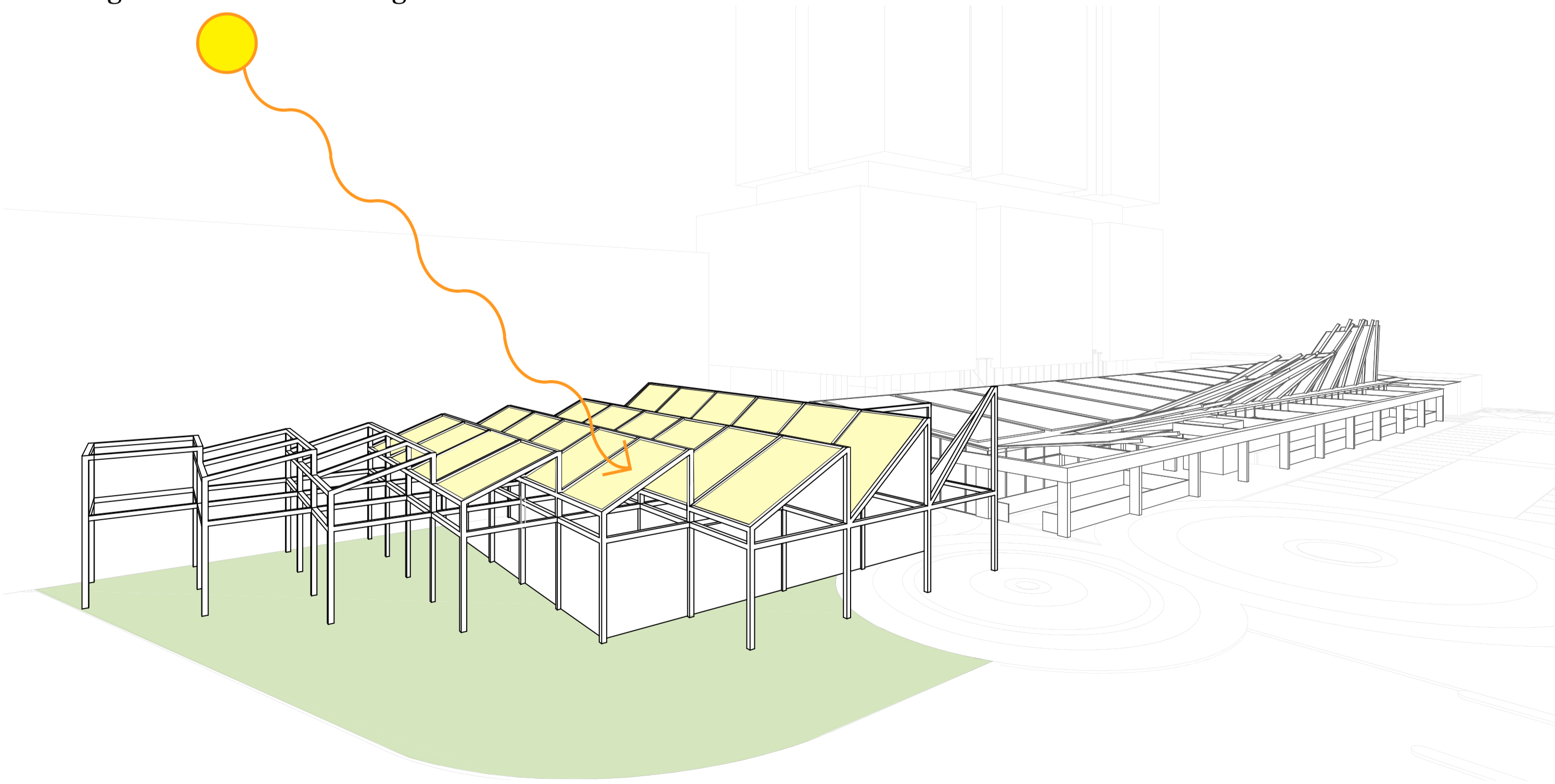
1. Neighbourhood shops - existing roof form



2. Eden gardens store - massing



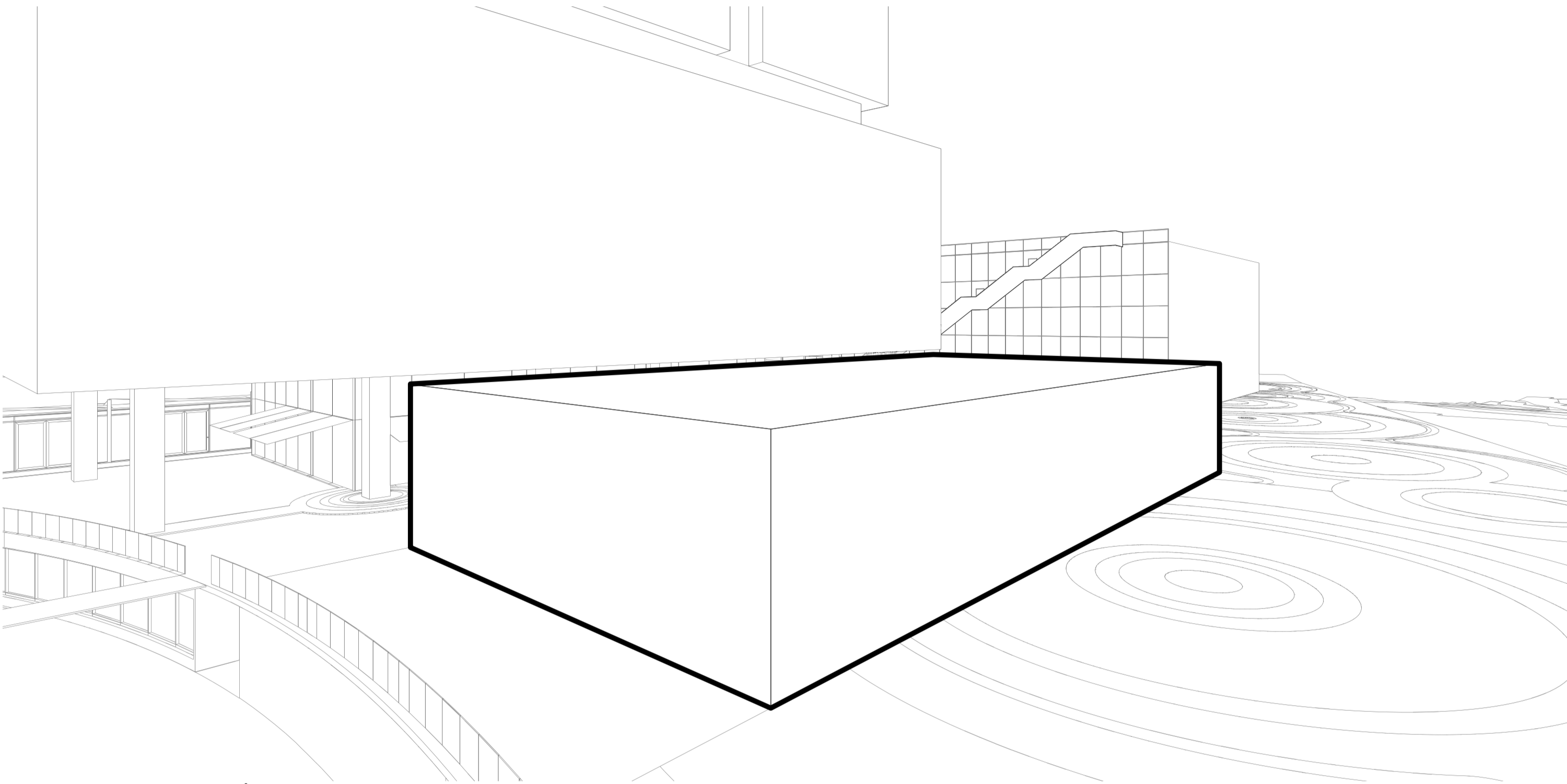
3. Eden gardens store frame inspired by existing roof form



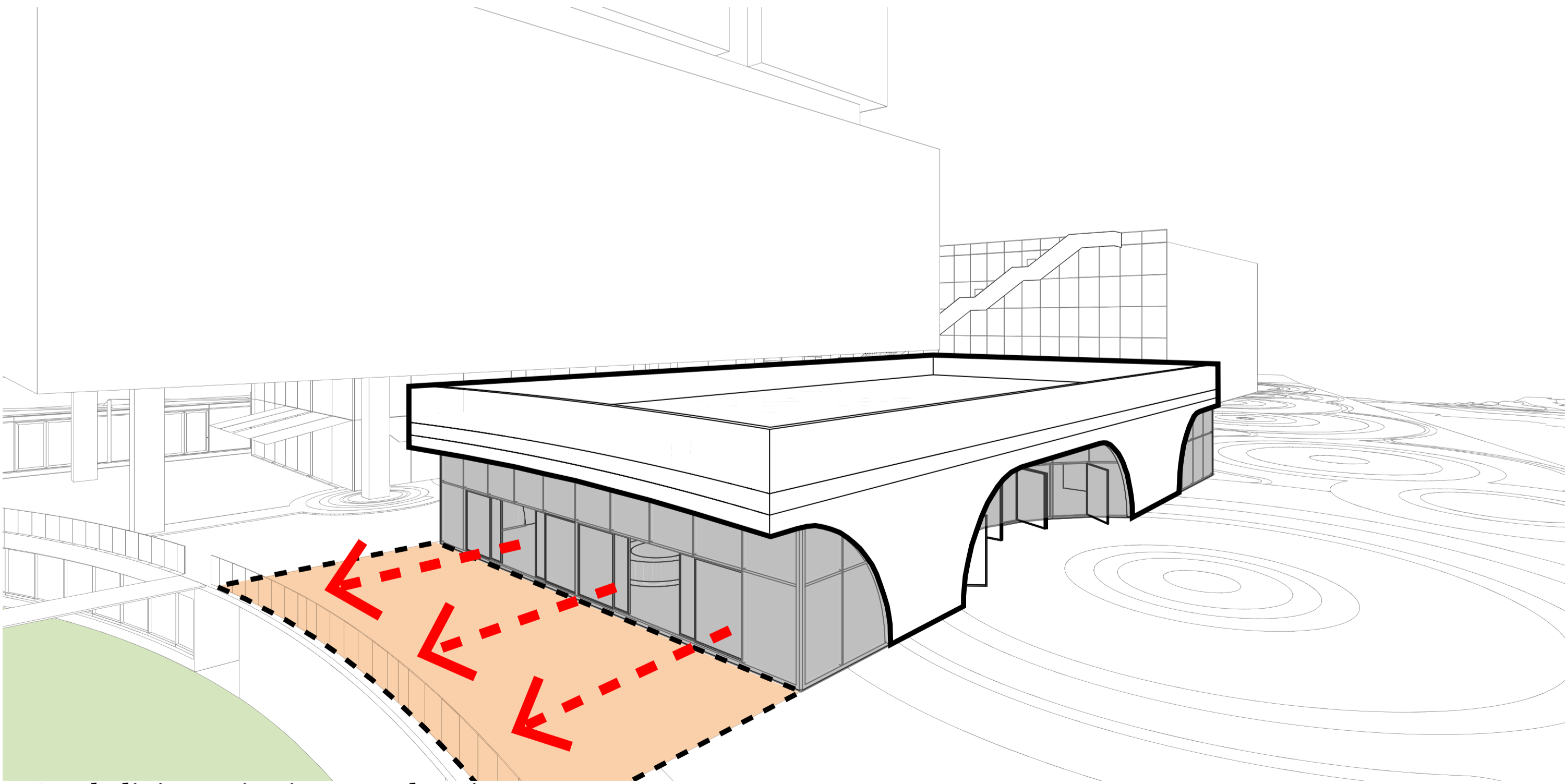
4. Eden gardens store - roof solar panels

Design Response

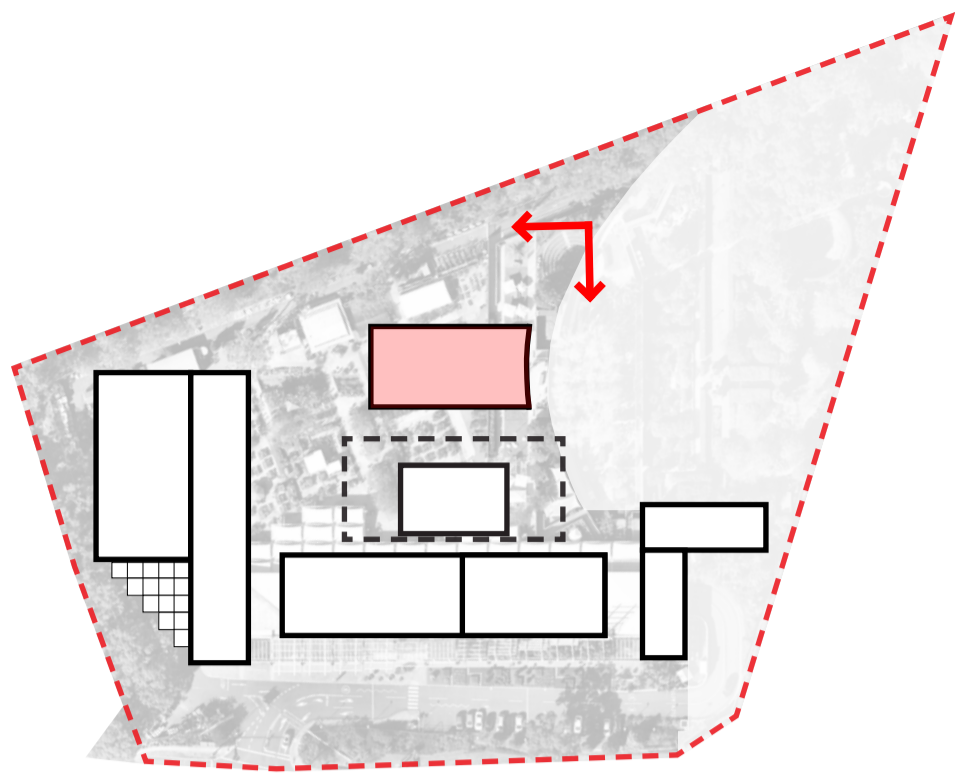
Building Narrative - Restaurant



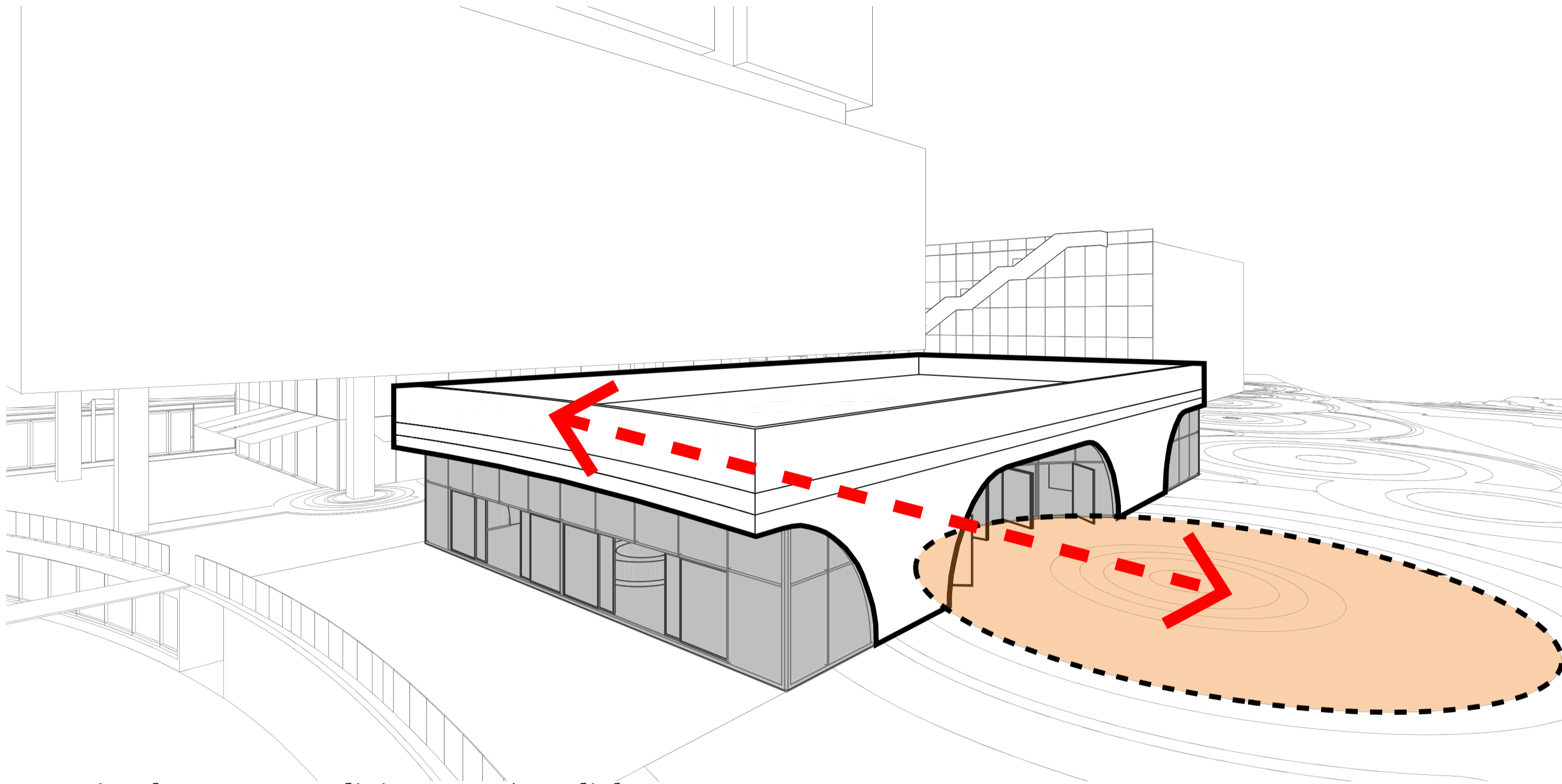
1. Restaurant massing



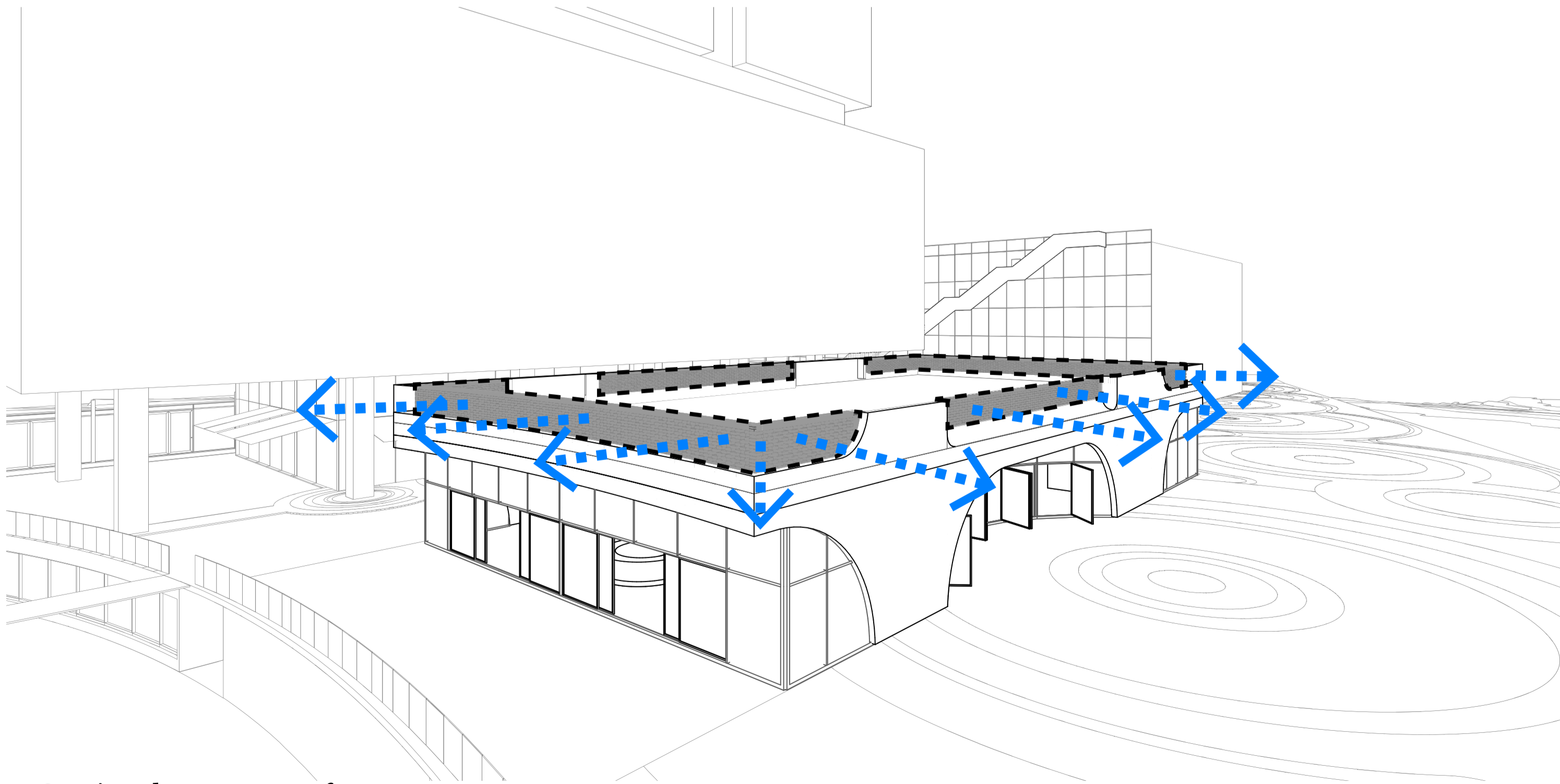
3. South dining activation + garden views



A **Restaurant** will also form part of the diverse offering in the development which is located to the East of the site. It has been aligned so that its main entrance is directly opposite and in-line with the Commercial lobby. The Restaurant is predominantly a brick building which has been carved away at several strategic locations to create prime dining opportunities depending on outlook, respond to the Urban Realm and landscape proposition at various times of the day. Bricks have been used here and on the carpark to celebrate the site's history. Previous land use was the "Brick Pit" where bricks were returned for reuse in structures all about Sydney. Bricks from the old cottage on site and additional matching bricks were used in the garden tower and structures seen at the current Eden Gardens. This link to the past has been further established with the inclusion in the restaurant.



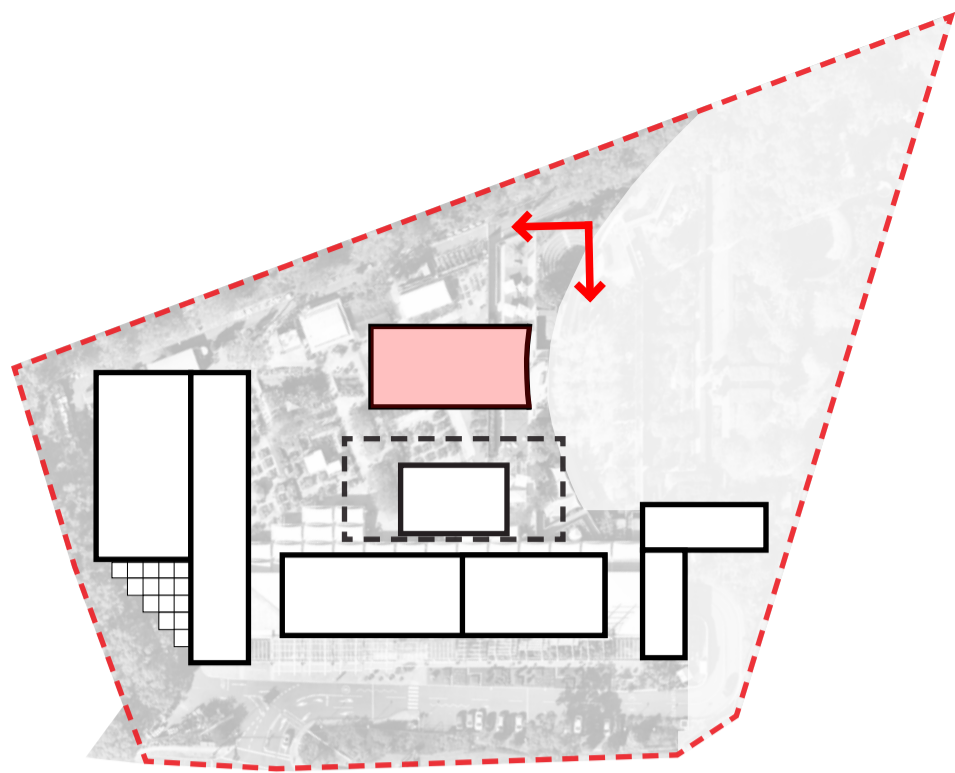
2. Carving the mass - east dining + east/west link



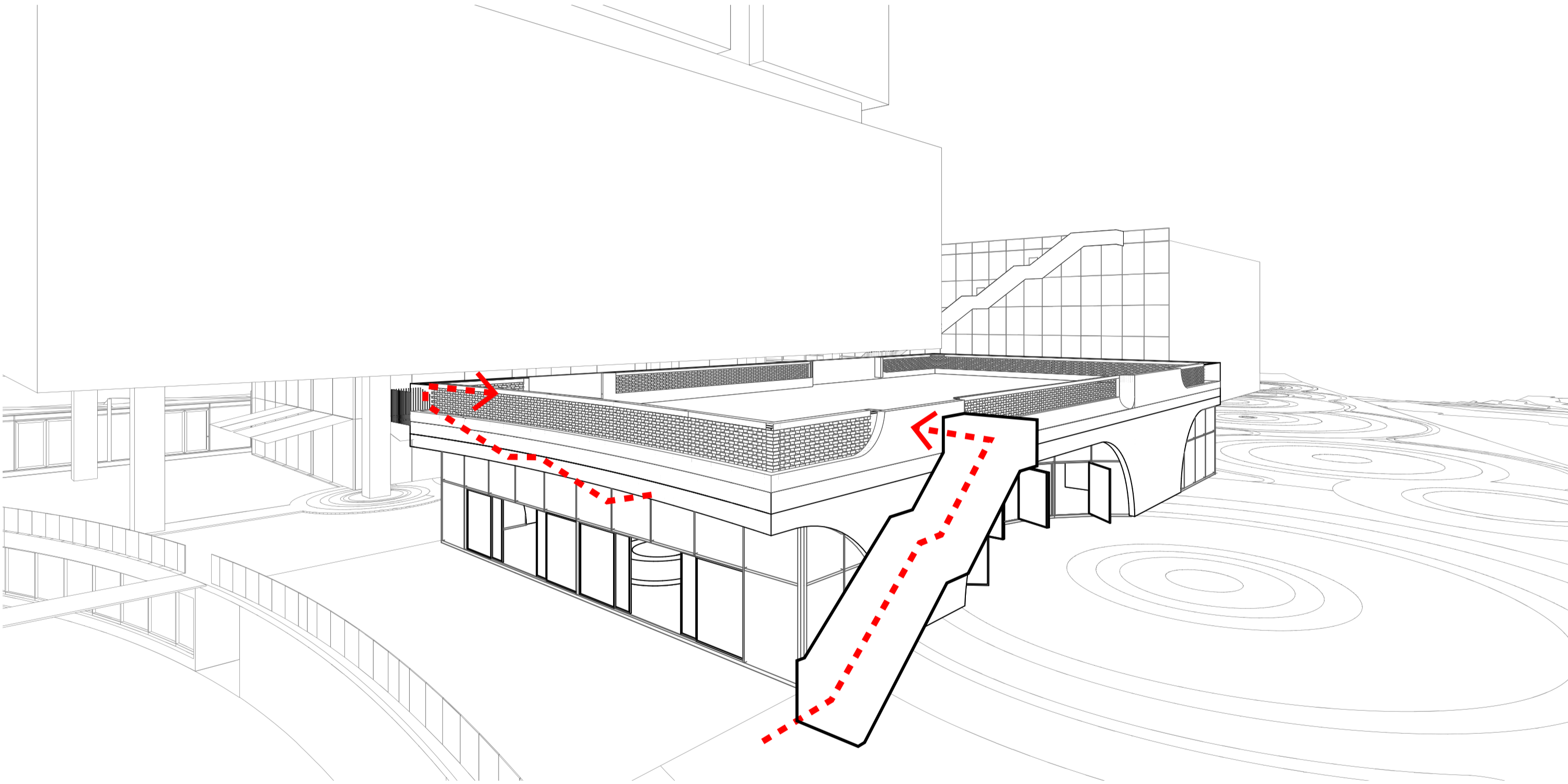
4. Carving the mass - rooftop



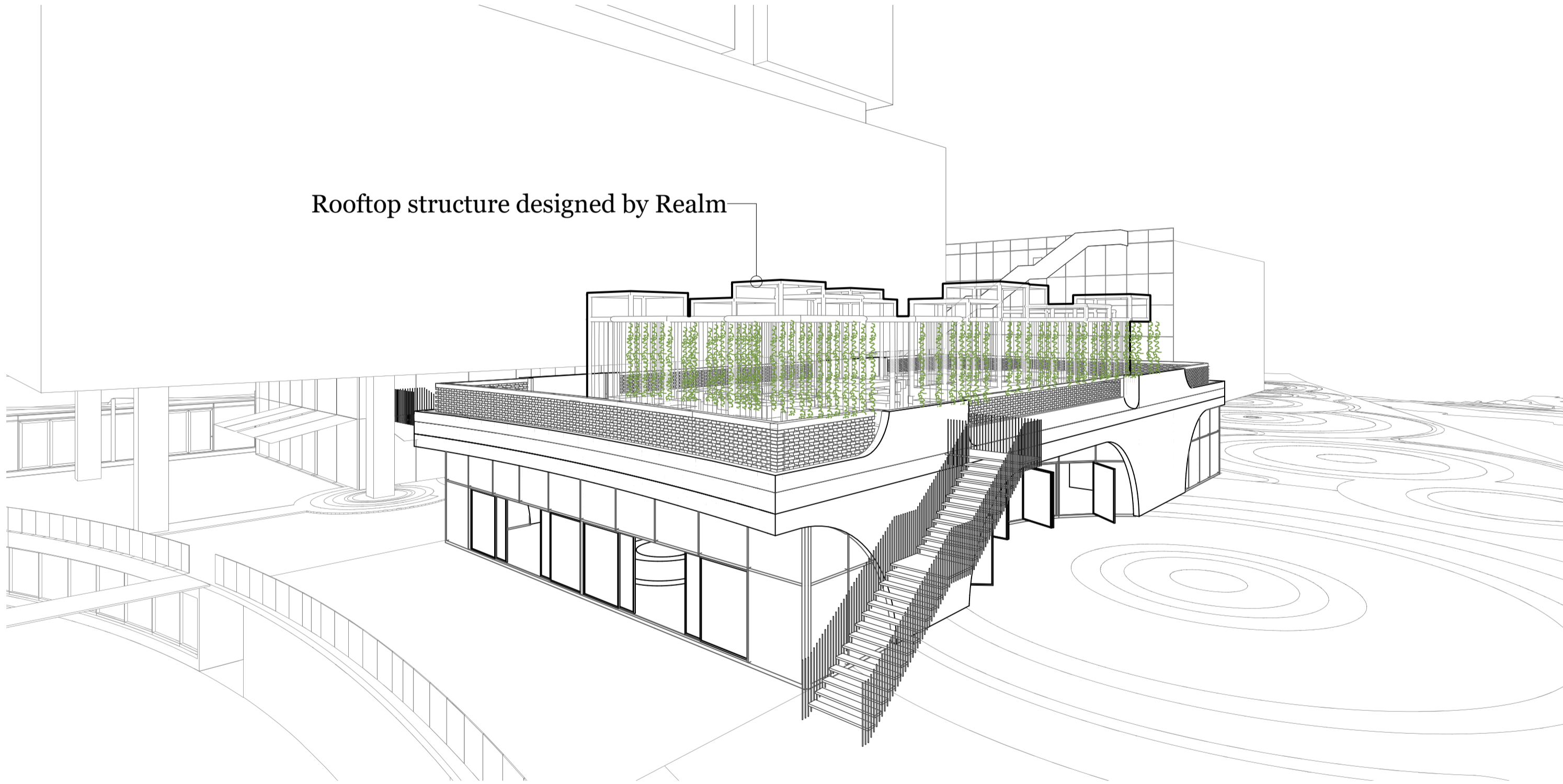
Design Response
Building Narrative - Restaurant



An active rooftop has been proposed on top of the Restaurant, providing an opportunity for rest and recreation for office workers and visitors taking in the views, for demonstration, training and education in gardening, horticulture and cooking, for art installations as part of the Eden Unearthed annual event and for socializing and relaxing amongst the growing plants and edible gardens.



5. Restaurant rooftop directly accessible from lower ground garden and plaza

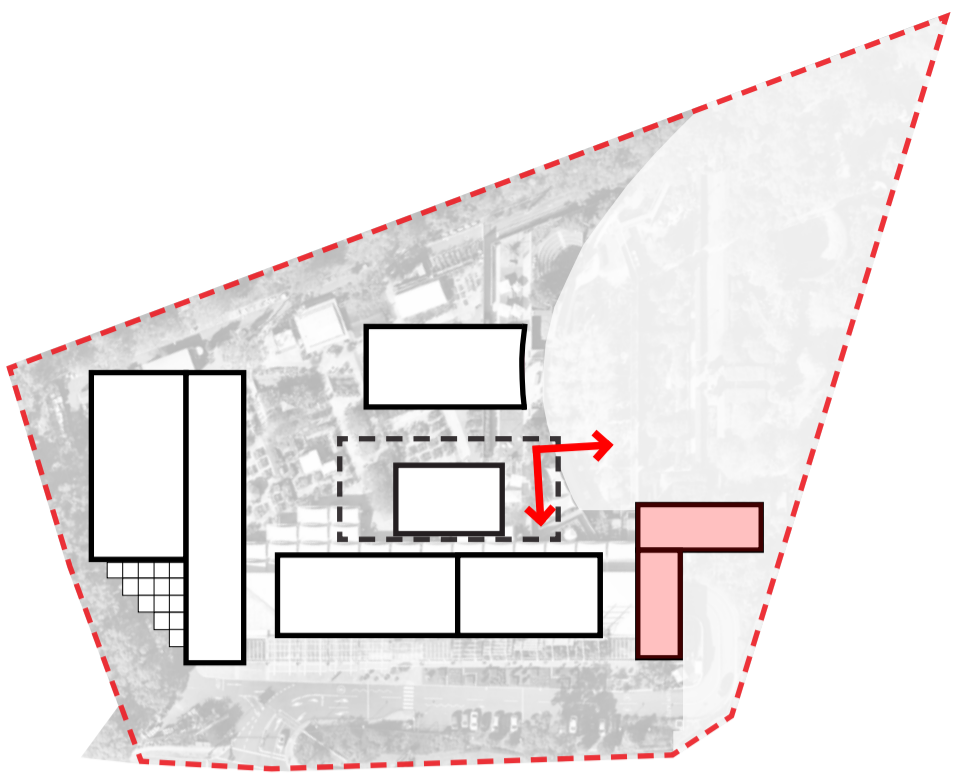


6. Active rooftop



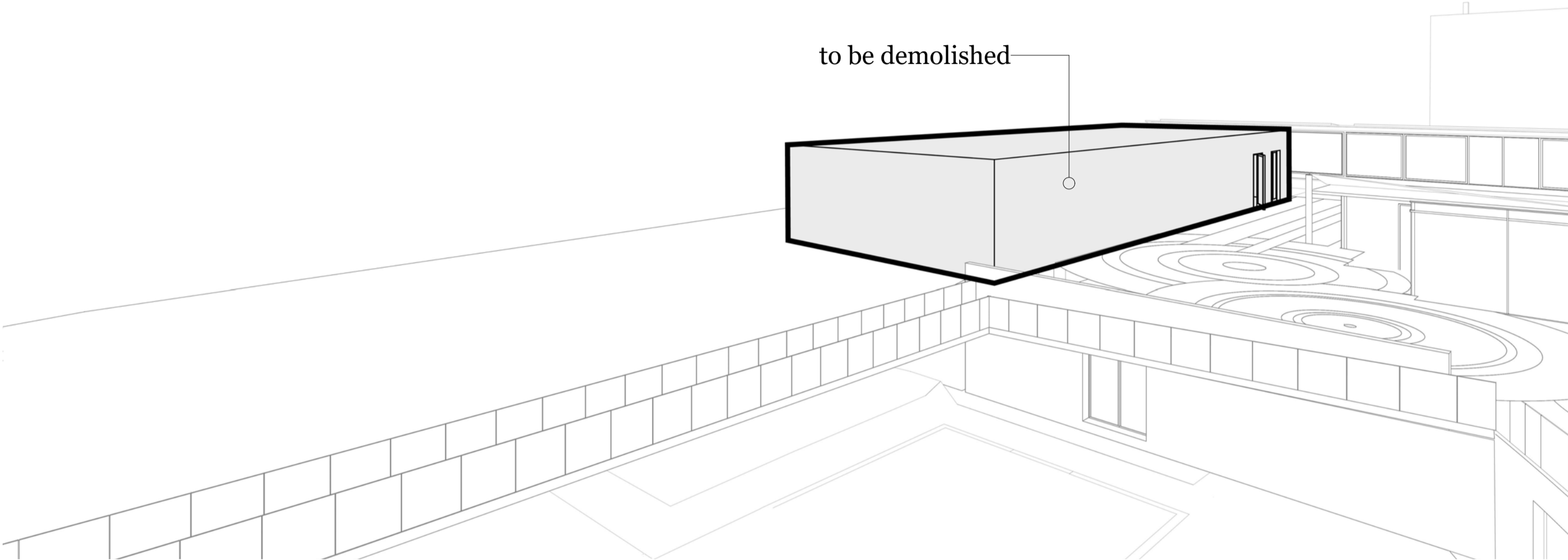
Design Response

Building Narrative - Function Centre

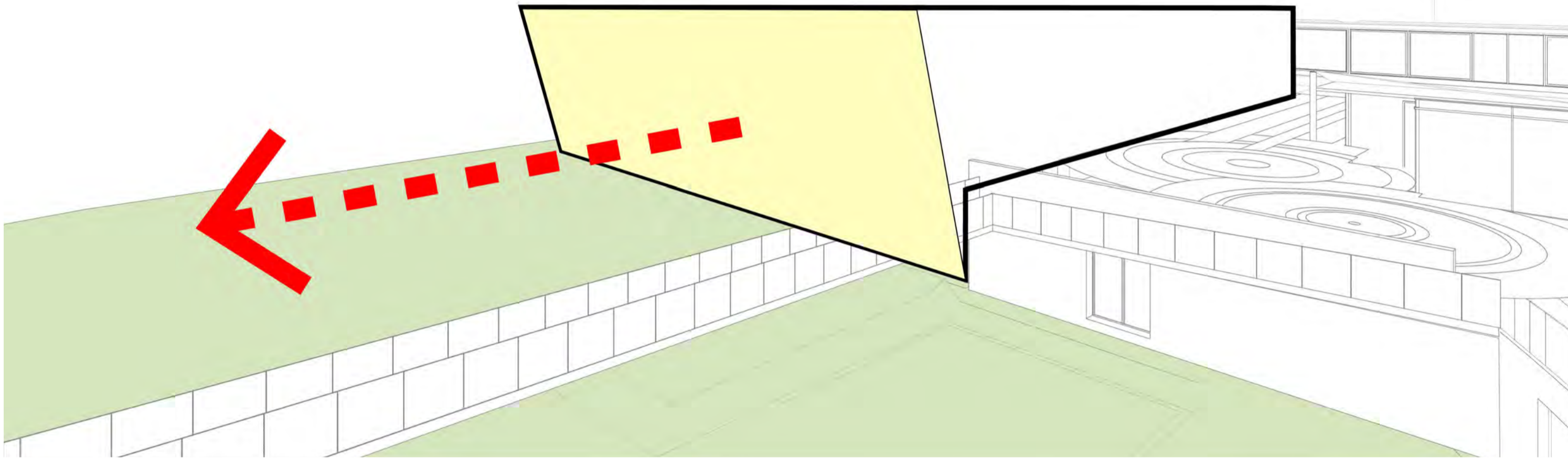


Functions in a garden setting. The existing upper level of the Function Centre is to be demolished, extended and renovated. The wing facing the ceremonial garden and access to the East is to be demolished and replaced by a new architectural installation which orients more function space within and overlooking the gardens. This will ensure function guests can engage with the beauty of the gardens, enjoy views and gain access to the gardens from ground floor and lower ground.

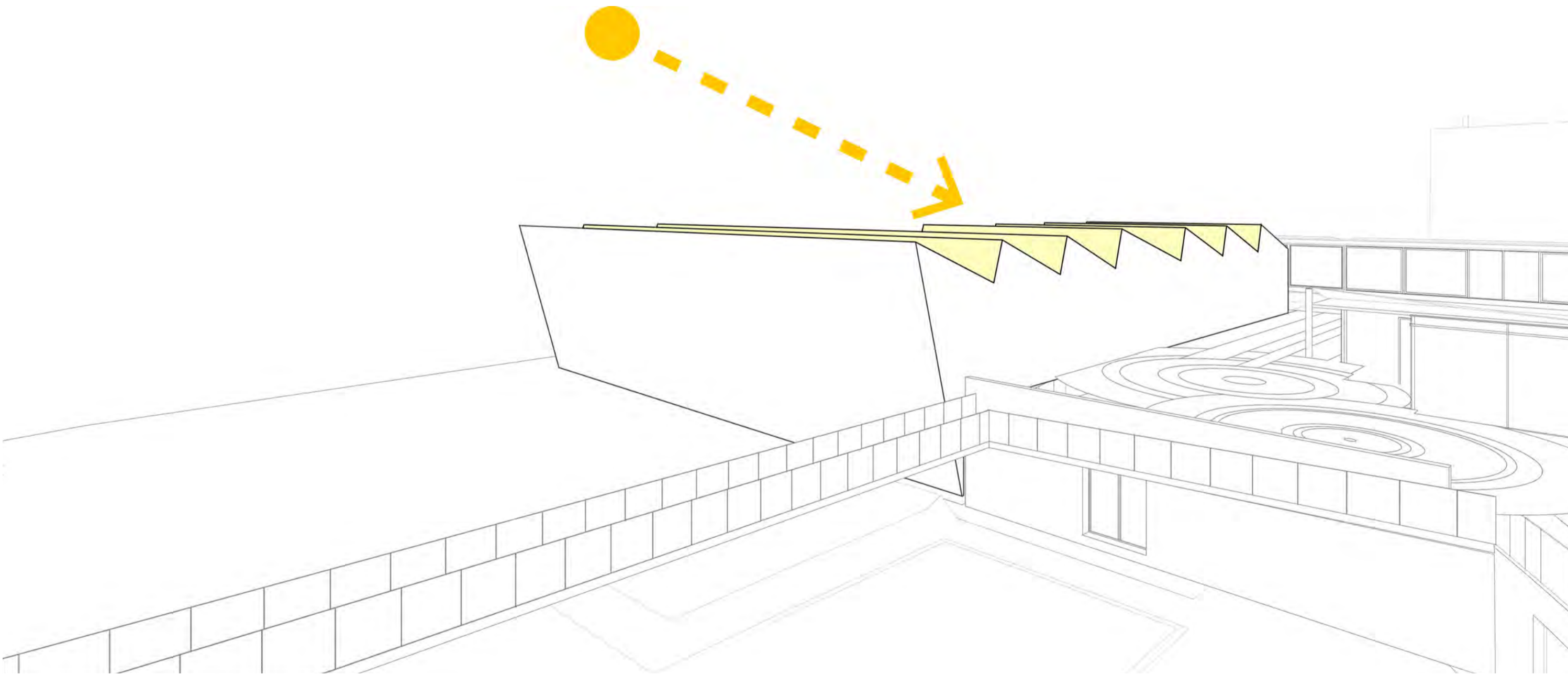
The ground floor is articulated to take advantage of and directly respond to the garden's main ceremonial axis. It also provides improved access to the garden via a staircase and accessible ramp on lower ground. The function centre's saw-tooth roof form allows for natural light to enter each internal space.



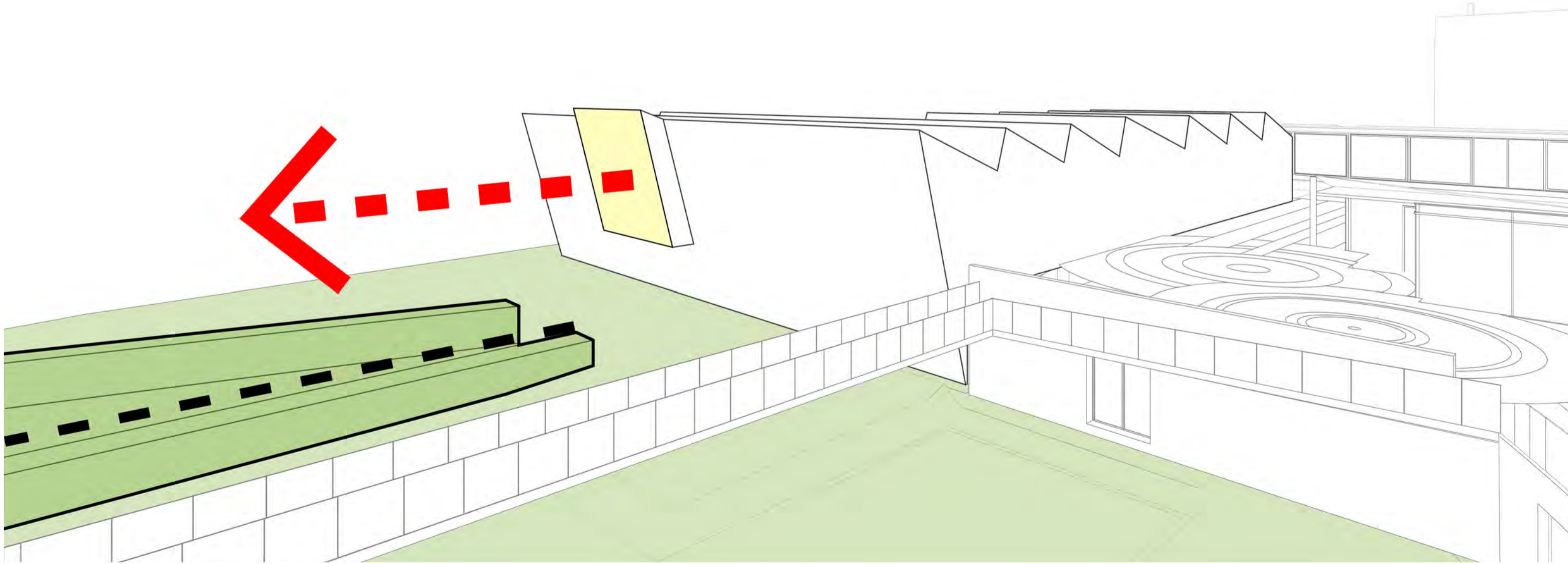
1. Existing building massing



2. Function centre facing the garden



3. Sawtooth roof bringing natural light to the individual spaces

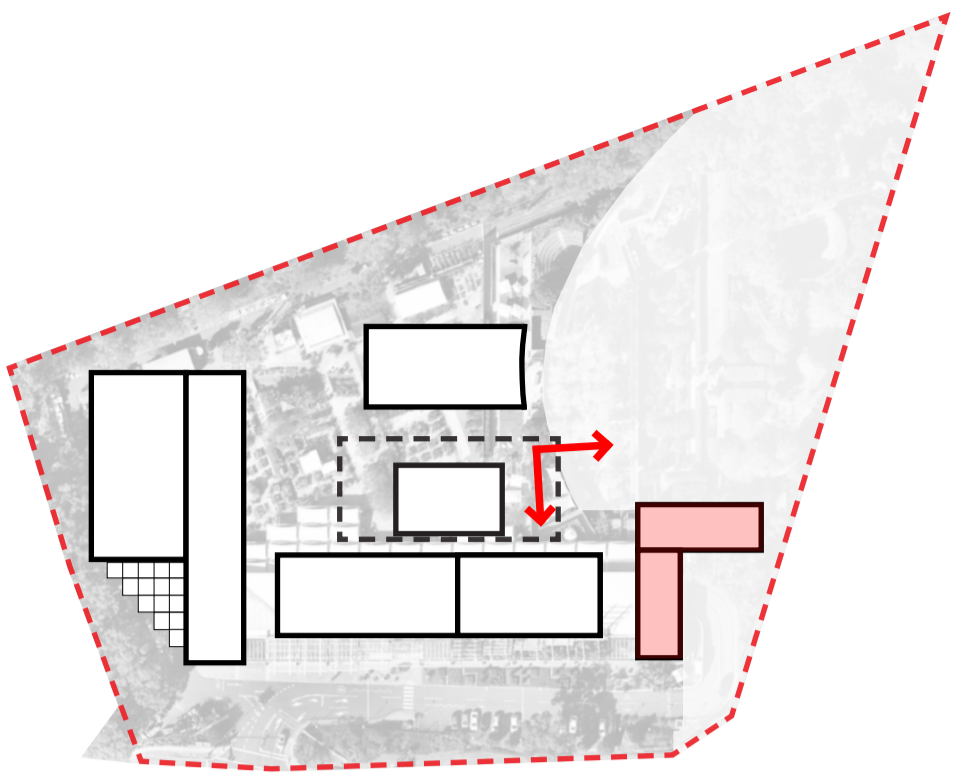


4. Function centre responding to ceremonial garden axis



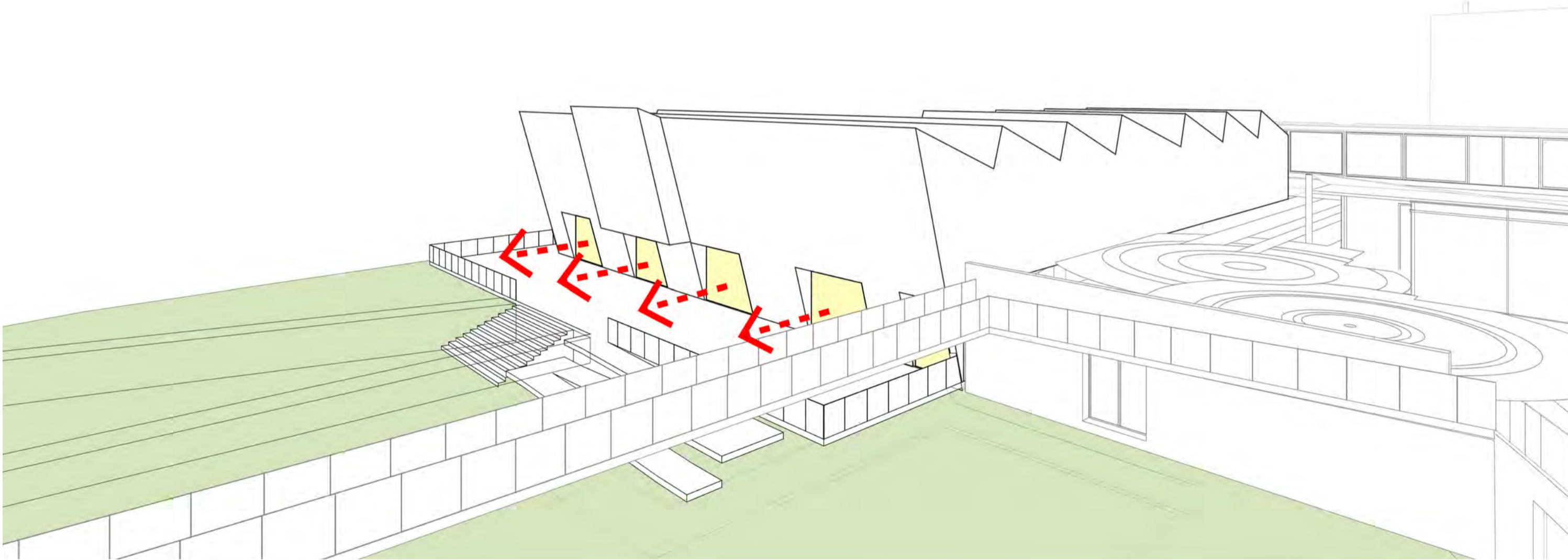
Design Response

Building Narrative - Function Centre

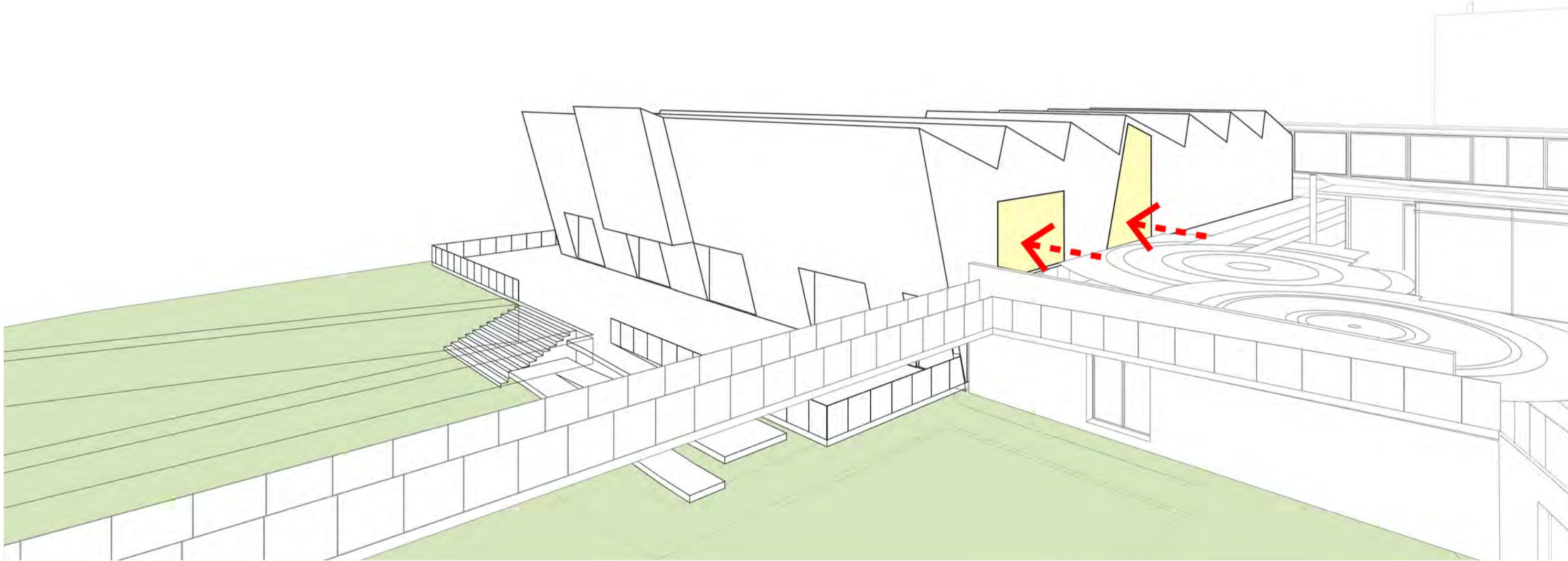


To create a greater activated space, the Skybridge has been re-oriented to allow more space on the ground floor entrance which provides flexibility for patrons to spill out onto the plaza for social functions.

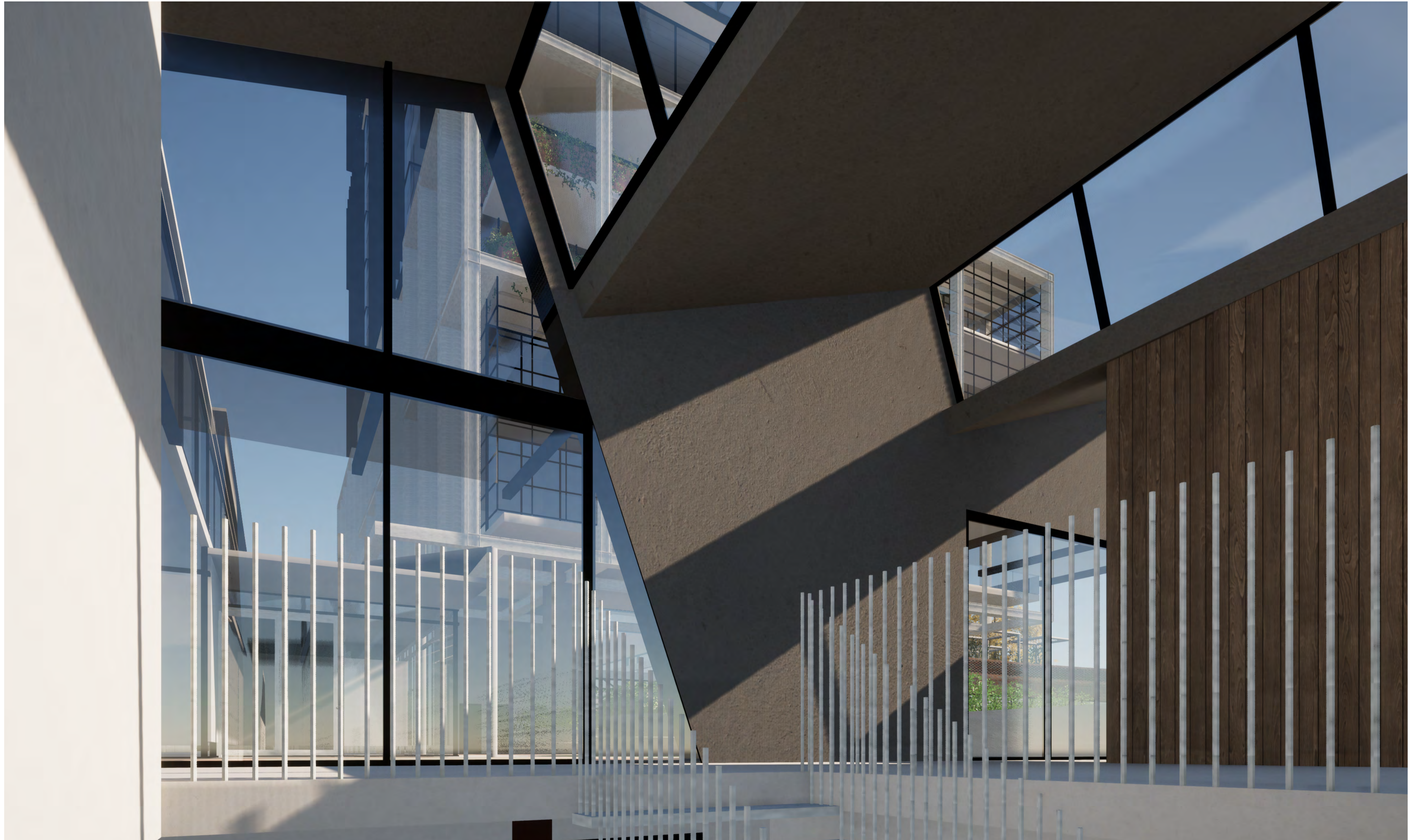
This will ensure function guests can engage with the beauty of the gardens, enjoy views and gain access to the gardens from ground floor and lower ground.



5. Outdoor function directly linked to garden

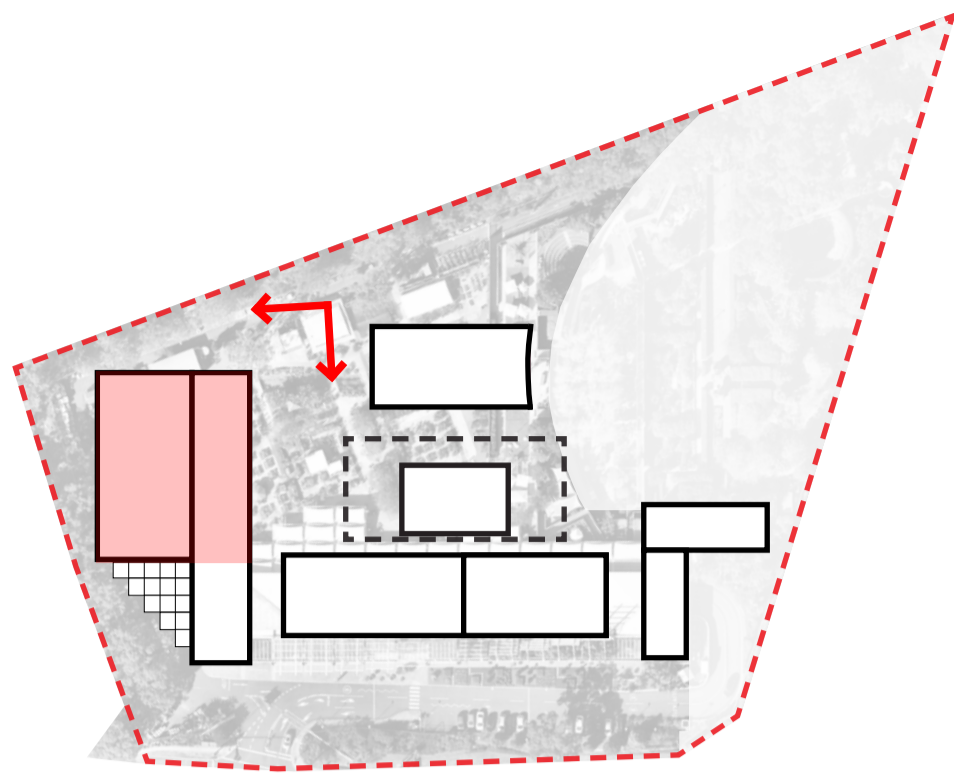


6. Outdoor functions directly linked to plaza



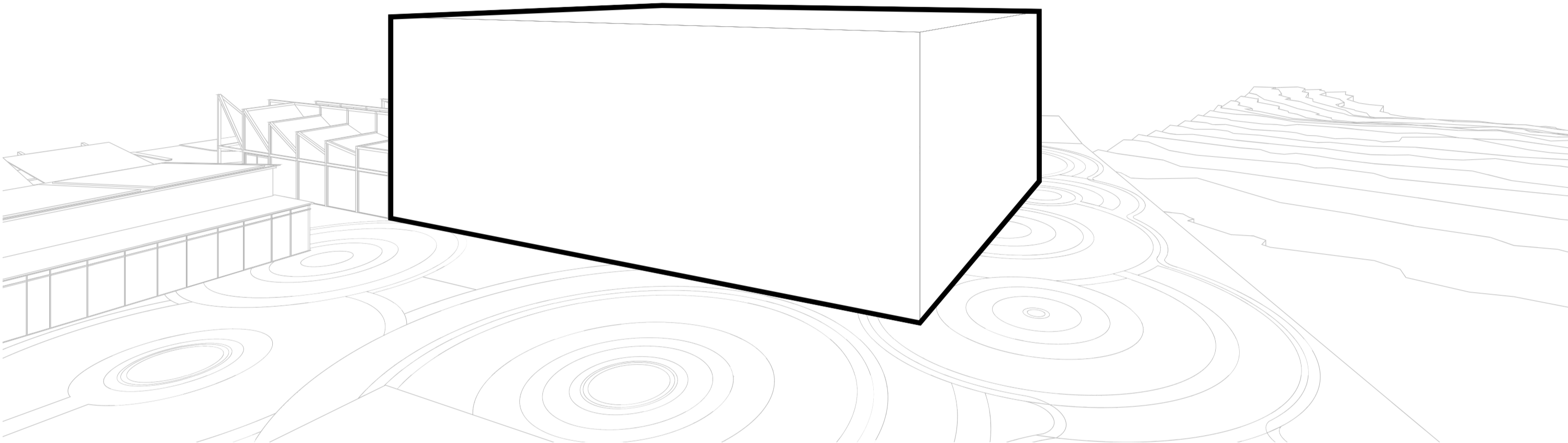
Design Response

Building Narrative - Car Park

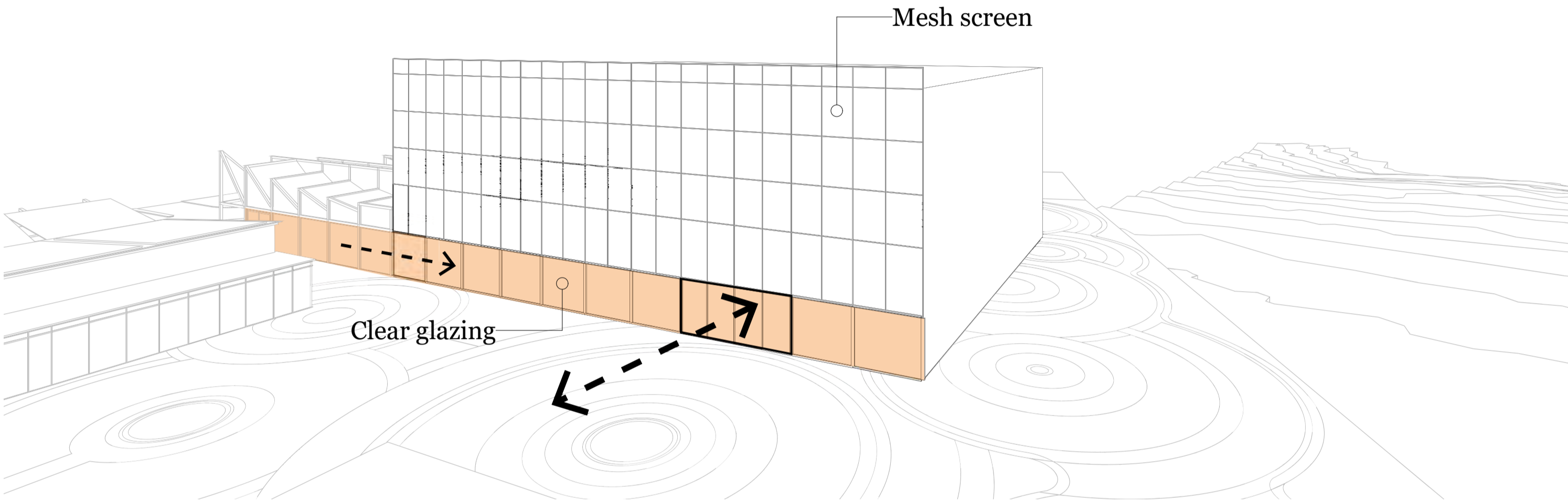


In order to accommodate for the new Commercial office users, an additional above ground carpark and active zone have been located on the North of the site above the new Eden Gardens Garden Centre. The car park provides 4 levels of car parking.

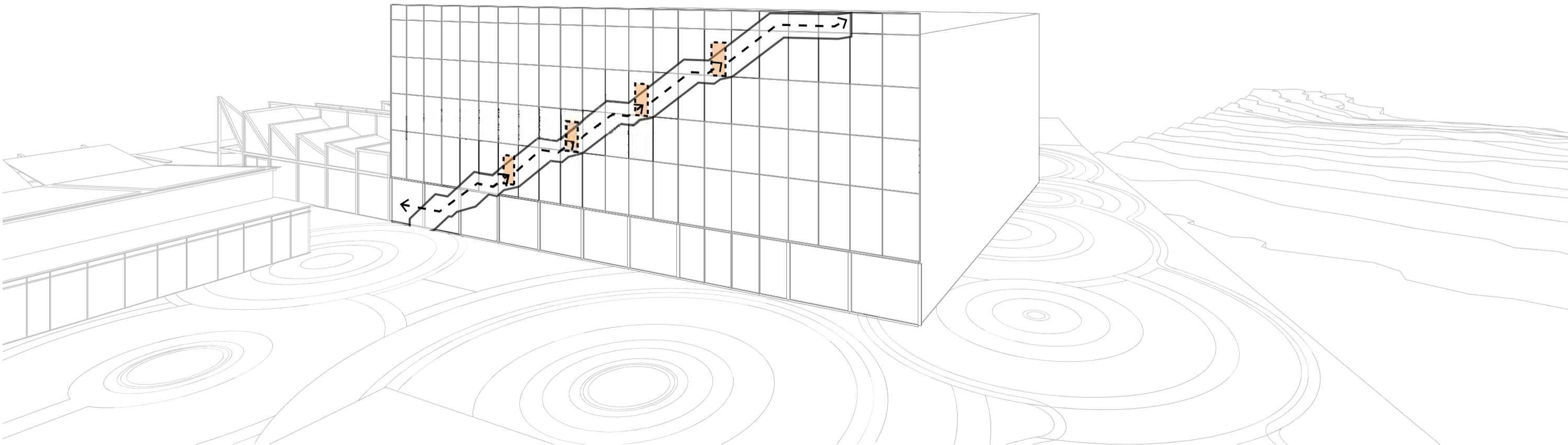
The Southern façade is designed with an active stair which encourages use, provides access at each level, is clad in a metal mesh screen which allows for natural ventilation, while providing protection from fire embers. The screen is articulated with areas of greenery to continue the ground plane concept up the wall. The Northern façade has a metal mesh screen on the internal face with angled concrete walls on the outer face to respond to BAL requirements.



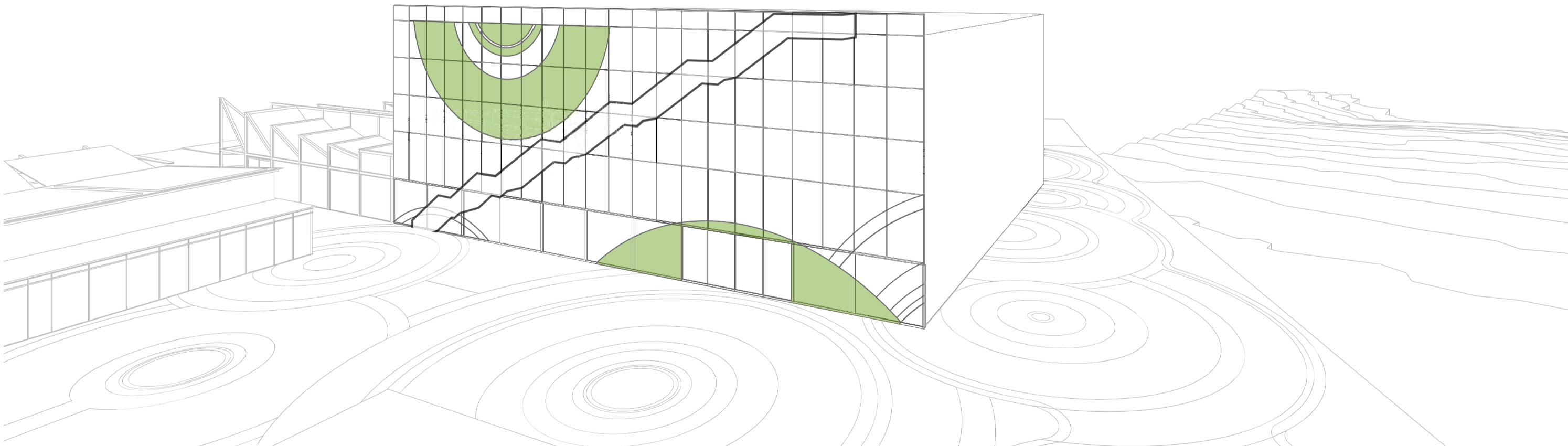
1. Car park massing



2. Active ground floor glazing + car park mesh screen



3. Active stairs - direct access to carpark levels



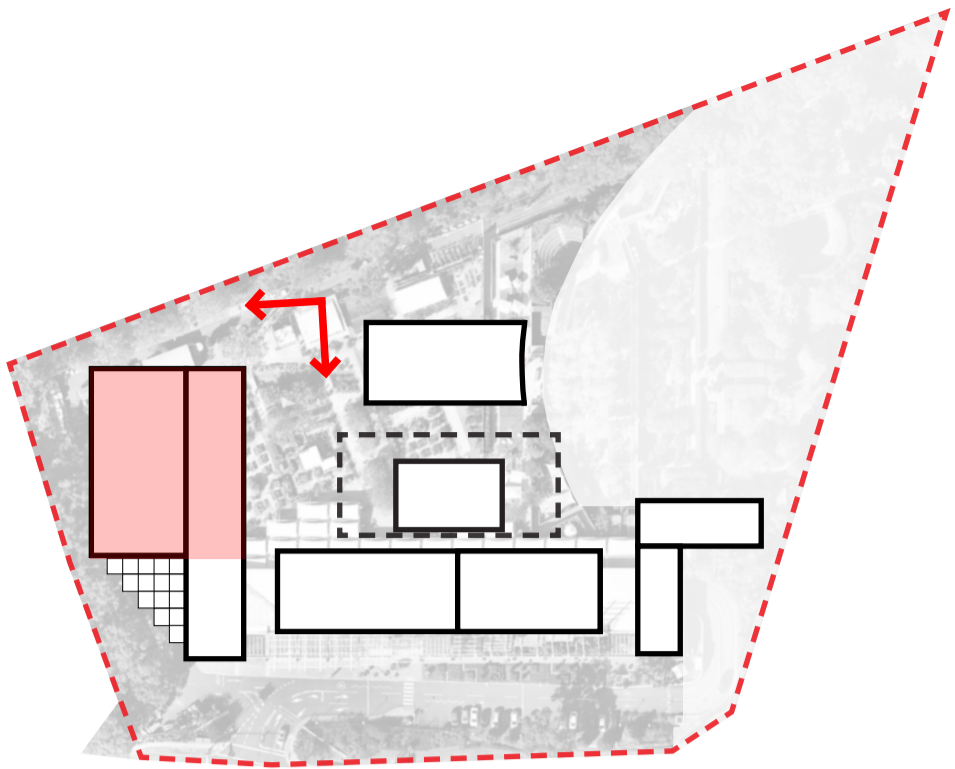
4. Active green facade

Design Response

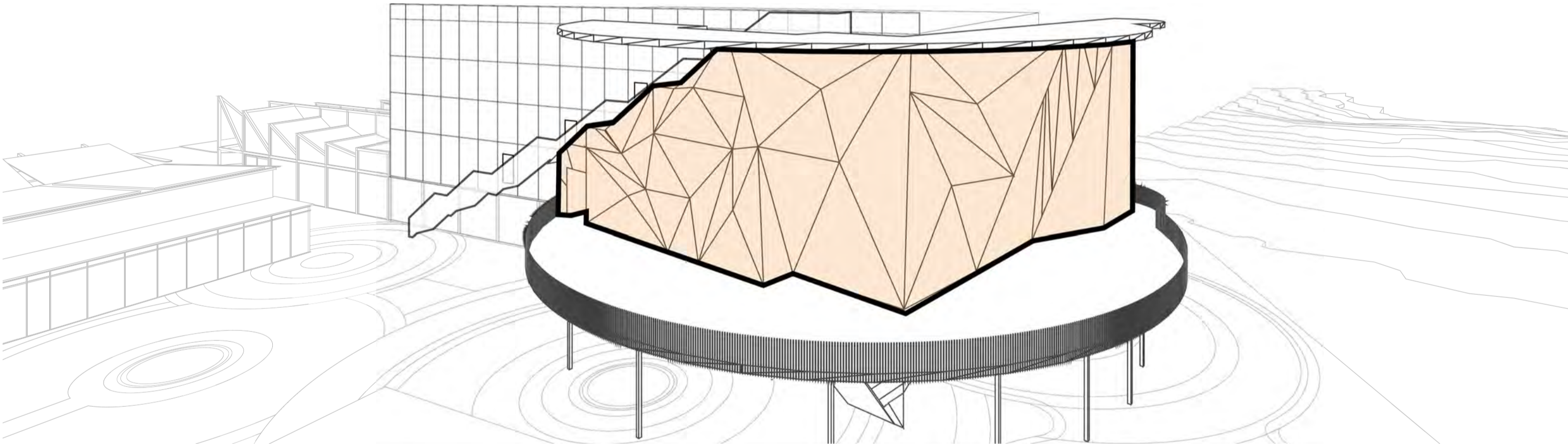
Building Narrative - Car Park



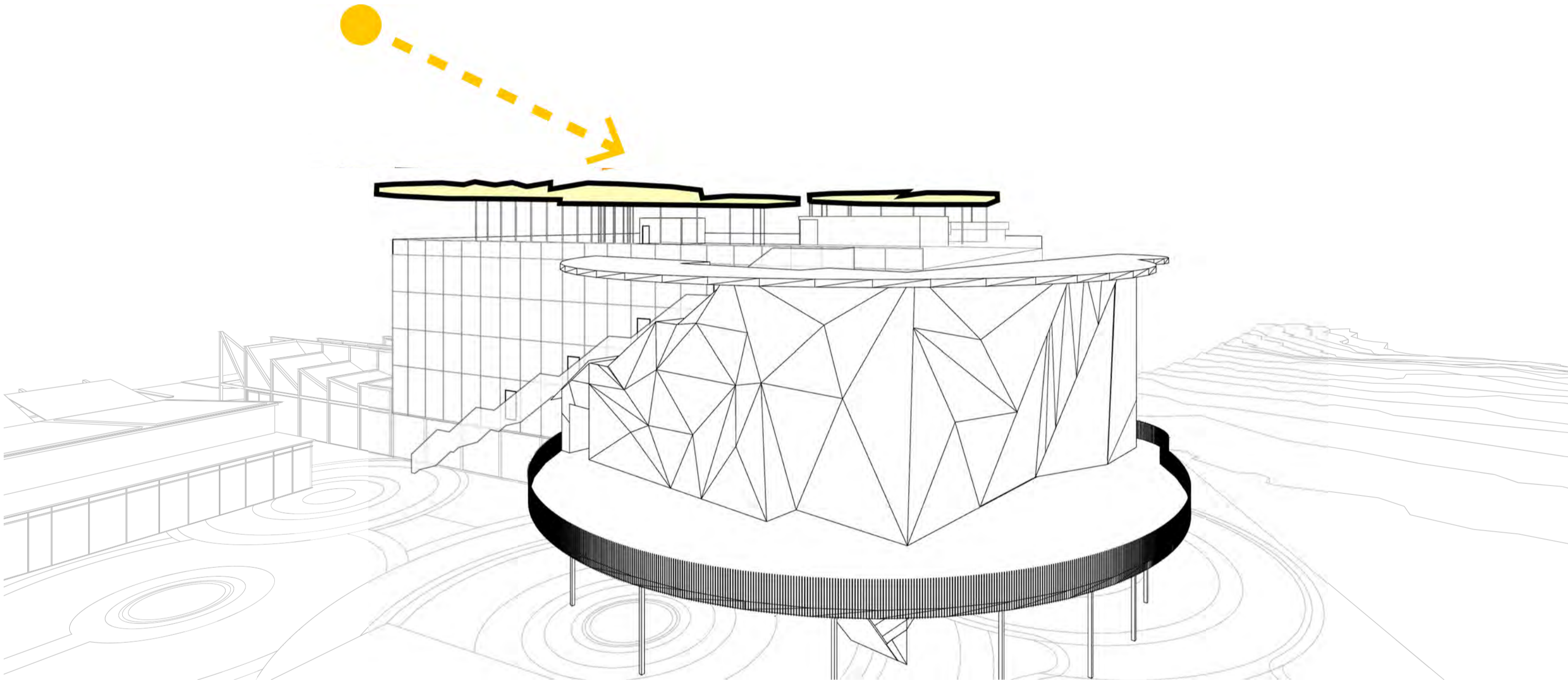
Design Response
Building Narrative - Car Park



The East & part of the South façade of the car park building are designed to function as climbing walls for active play and wellness. The active rooftop containing a series of solar panel arrays which will provide weather protection for pilates, yoga and other fitness activities.



5. Active facade - climbing wall



6. Active rooftop - solar panels



Response to UDRP

Urban Design Advice	Design Response
Context and neighbourhood Character <i>“...the panel restates its concerns for the underpinning strategic logic of development intensification on this site”</i>	Refer to page 10 of this Report. The site has an FSR control of 1:1 with a site area of 24,680m ² and is located in the B7 business park zone. The objectives of this zone are to: - provide a range of office and light industrial uses. - To encourage employment opportunities. - To enable other land uses that provide facilities or services to meet the needs of workers in the area. The site is the Northern Gateway to the Town Centre. Responding to the ongoing growth of the Macquarie Park Corridor. Expanding on and enhancing the offerings Eden Gardens provides the community. Close to the transport corridor including potential improvements to the walk from the station.
<i>“...the panel is concerned for relatively low pedestrian accessibility and amenity available to people arriving at the site by Metro.”</i> “...visual and physical barriers between the site and the core area are likely to act as a disincentive to pedestrian access ” “Visitors are required to negotiate the relatively narrow throat presenting to Lane Cove Road, and pass beyond the existing built form to a commercial lobby undercroft beyond”	Please refer to page 31 and 32 of this Report. The existing site does not have a pedestrian link from Lane Cove Road into the site. However, the design proposal seeks to improve pedestrian site access and legibility of this access point from Lane Cove Rd/Fontenoy Rd. This is achieved by creating a new 4.5m wide pedestrian entry path from Lane Cove Rd alongside the vehicular entry which are separated by a boom gate for safety and security. The pedestrian link aligns directly with the new 7.5m wide break in the existing neighbourhood retail building to create a major thoroughfare into the heart of the activity and program on site. It is signified by two large trees either side of the entry. It is also the only break in the built form and is an engaging arrival experience as depicted in the render and it leads directly to a garden square that is activated on all sides. The formation of a cluster of proposed building entries, as illustrated in the ground plane section of the report, creates a courtyard space which operate as a forecourt for pedestrians and cyclists entering from Lane Cove Road. This route is envisaged to be the primary pedestrian route for those travelling by public transport to and from the office, and for those who wish to visit the during their lunch break or on the way home. The lobby at 8m high is set back from the podium to create an under-croft which presents an opportunity to suspend art installations whilst providing shelter from the wind and weather. The arrival experience into the lobby is enhanced by a double height void. These spaces enrich the user experience of the office building, for both workers, tenants and visitors. Sustainable and active modes of transport, such as cycling are also promoted for travelling to and from the site. Page 31 of this Report illustrates the Primary and Secondary pedestrian access to and within the site.
<i>“the panel is concerned that a commercial tower form may sit as an incongruous element distinct and separated from the built form elsewhere in the Macquarie Park development corridor”</i>	The mid-rise workplace is designed as a landmark to an extremely unique offering in Macquarie Park. The has been designed to reflect the mass and scale of similar gateway buildings of the LGA. Nevertheless, is substantially balanced by the landscaping surrounding it. It provides the occupants and the public with an array of amenities and activities including public gardens, a restaurant, function centre in a garden setting, retail and a park and play carpark with active and wellness contributions in the form of a rock climbing wall and bouldering installations. The façade promotes wellness in the workplace with the provision of green meeting rooms on all corners of the tower as well as wintergardens and balconies in the podium for fresh air and views. These offer excellent tenant amenity and add a strong landscaped character to the facades of the building. These articulated corners are a feature of the building, they provide for mixed mode opportunities at the end of building - terraces could expand inwards on each floor per tenant requirement. The balcony spaces are edged with planters and are located on alternating floors. These are imagined as external working/meeting spaces that will gently bring the users in touch with snippets of nature, reminding the users that they are shrouded by an environment that is rich in foliage and greenery.

<p><i>Built Form and Scale</i> <i>Provide an urban design justification to support the tower “... requires a strong architectural identity with depth and substance introduced into the façade elements”</i></p>	<p>Given the unique garden nature of the site and the proposed public realm amenity, if the tower is distributed vertically rather than split across the site. it allows the opportunity for significant portions of the ground plane to come alive for the people. The workplace floorplates are a regular contiguous shape with a linear core to maximise floor plate efficiency while maintaining future fit out flexibility. The core is located on the Western facade and protects the workplace from extensive solar heat gains.</p> <p>Typical office floors have approximately 1,000m2 NLA.</p> <p>Beautiful views to the Eden Gardens gardens, towards Lane Cove National Park and Sydney CBD may be enjoyed all along the Eastern & Southern length of the office floorplates. In addition, abundant natural light will permeate each floorplate, creating high quality work spaces.</p> <p>Podium floorplates can subdivide cleanly into multiple tenancies per level and all can take advantage of the alternating terrace & wintergarden amenity.</p> <p>Voids and interconnecting stairs are possible for larger tenants who take multiple floors of space.</p> <p>The podium superstructure provides a functional façade made up of winter gardens and balconies that will provide occupants with the option for fresh air and a connection to nature with views of the surrounding garden and national park.</p> <p>The tower upper levels will follow the podium vision up by providing green breakout & meeting room spaces to promote occupant wellbeing and amenity. They are located on the corners and will be visible from the urban context.</p> <p>The form of the tower has further been articulated with both horizontal and vertical shadow-lines to break it into a more human scale. The vertical breaks also provide an opportunity for division of multiple tenancies per plate.</p>
<p><i>“Demonstrate how the proposed building height responds to the desired future character for the corridor, or how it would integrate into the overall Macquarie Park height strategy</i></p>	<p>Page 12 of the Urban Design Report highlights 4 precedent developments with significantly loftier building heights and a proposed development of similar scale on Waterloo Rd. There is no applicable building height and therefore it was partly driven by a site-specific response in terms of the FSR, the zoning objectives, retaining the amenity of the national park in terms of overshadowing and the commercial viability of the project.</p> <p>To achieve the permissible FSR without vertical stacking would cover the site and provide little room for amenity and garden and would require building within the BAL fire zones which is restricted and not an option.</p> <p>Macquarie Park is currently the third largest commercial office region in New South Wales after Sydney CBD and North Sydney, and is on track to becoming the nation’s fourth largest CBD (behind Sydney, Melbourne and Brisbane) by 2030. By a similar time, the precinct is expected to create 40,000 more jobs. All this is made possible by a flexible, fast-evolving infrastructure and a commitment to growth and development.</p>
<p><i>Density - A more detailed assessment of the visual impacts associated with the tower from various vantage points are required with the submission. “Prepare a detailed urban design justification and associated assessment of the proposal’s visual impacts , along with detailed architectural studies of form and detail to mitigate against visual impacts</i></p>	<p>A visual analysis has been conducted from four representative viewpoints, along Lane Cove Road and from Tunks Hill picnic area. These identify the extent of the site's visibility from pedestrian, recreation and vehicular links. Refer to pages 42-45 of this report for this analysis and pages 46-51 of this report for the Architectural Narrative on the form and detail of the commercial office. Renders on Pages 27 and 51 depict the building within it's context from an urban viewpoint.</p>
<p><i>Sustainability</i></p>	<p>The proposal seeks to be exemplary in sustainable practices. A sustainable work place, user health and well-being are at the core of this proposal. The designs have been developed with consideration of Green Star, NABERS Energy and Water targets all as outlined in the ESD Report that accompanies this submission.</p> <p>Targets include:</p> <ul style="list-style-type: none">- Green Star Design & As-built v1.3- NABERS commitment Agreement Base building energy – 5.5 Star rating- NABERS Water rating - 5 Star <p>To achieve the above target ratings, the following initiatives have been considered to improve the overall environmental performance of the development:</p> <ul style="list-style-type: none">- Improve thermal comfort and indoor air quality- Improve occupant well-being- High Performance Façade:- Maximise daylight and external views whilst protecting against glare.- Minimise heat loss and maximising heat gains during cold periods.- Minimise heat gains in summer.- Natural Light: Open floor plates allow natural light to flow through the building- Transport: Bicycle parking spaces with maintenance stations- Outdoor wellness spaces & activities

<p><i>Amenity - "the panel is concerned the proposed entry arrangement for the tower is indirect and does not prestant directly to the site entry"</i></p> <p><i>"The panel is concerned for the constrained access for visitors and workers accessing it"</i></p>	<p>Please refer above to the section on pedestrian access from the site entry and the render on page 32 of the report. In addition please note that once within the site, the tower is located in the heart of the site within the plaza with access all around to all other offerenings. The lobby/entry area is double height @ 8m with an operable facade therefore engaging with public realm with curated entrances on all sides for delieberate connection to the Neighbourhood Shops, Restaurant and into the plaza to access the Garden Centre and Function Centre and close to the stairs to the lower garden. Refer to renders on page 36, 37, 40, 47, 56, and 62.</p>
<p><i>Safety</i></p>	<p>The orientation of buildings, treatment of facades, landscape design and use of spaces in the evening have been informed by safety measures. Individual buildings will be either securely gated off or have a swipe card access system for restricted access. Gate locations are marked on the ground level masterplan.</p> <p>The EOTF in the basement will have swipe card access.</p> <p>The level 1 rock climbing activity will be secured via a lid to the external stairs and lockable doors which provide access directly out from the carpark and lift.</p>
<p><i>Neighbourhood Shops</i></p>	<p>Tenancies will be dedicated to neighbourhood shops, the garden centre and hospitality. The offering has been enhanced alongside the growth of Eden Gardens and the wider community. This will assist with achieving employment targets and provide for the needs of existing employees and businesses in the zone.</p>
<p><i>Aesthetics- The tower needs a strong architectural identity with depth and substance introduced into the façade elements.</i></p>	<p>The tower upper levels will follow the podium vision up by providing green breakout & wintergardens to promote occupant wellbeing and amenity. They are located on the corners and will be visible from the urban context.</p> <p>The form of the tower has further been articulated with both horizontal and vertical shadow-lines to break it into a more palattable scale. The vertical breaks also provide an opportunity for division of multiple tenancies per plate.</p>
<p><i>FSR – the panel are challenging the GFA count and how the measurements have been made making particular reference to corridors, changerooms, wintergardens and plant.</i></p>	<p>Included in the DA submission is a series of drawings of every building highlighting the area included in the GFA count which includes the above. The development summary reflects this and the measurements follow the Property Council of Australia’s method.</p>
<p><i>Building setbacks generally</i></p>	<p>The restaurant has been located on the Eastern side of the site and complies with the Bushfire protection setbacks as confirmed by Backlash in the bushfire hazard report. An Arborist report in conjunction with Realm’s proposed tree plan illustrates that the restaurant is clear of any existing significant tree protection zones and all new trees will be co-ordinated. The Function Centre which is within a designated BAL zone has been approved by Backlash.</p> <p>Dimensioned setbacks, BAL zones and a plan of the retained demolished and proposed trees is provided in the DA submission documents to support this.</p>
<p><i>Demolition works</i></p>	<p>Demolition Plans of the Lower Ground and Ground Floor are provided on pages DA101 and DA102 of the drawing set. These include photos of the buildings to be demolished to support the demolition plan.</p>