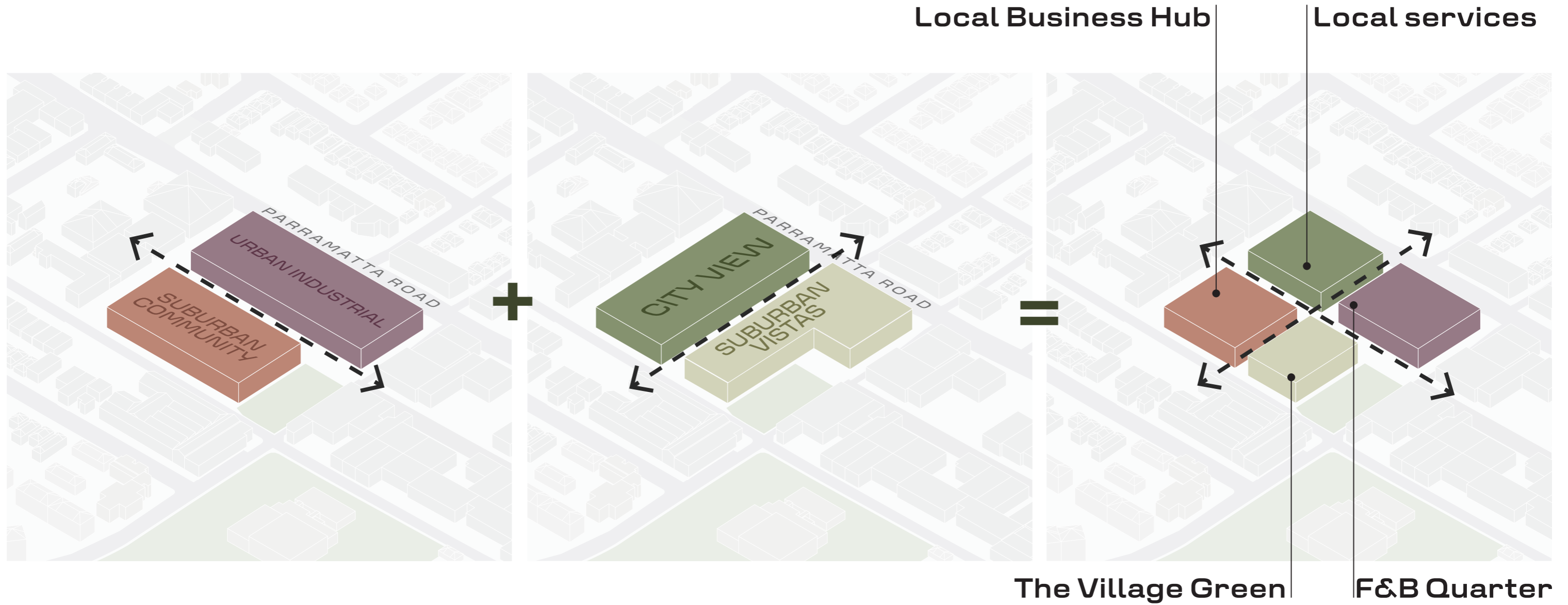




**Kings Bay
Village**

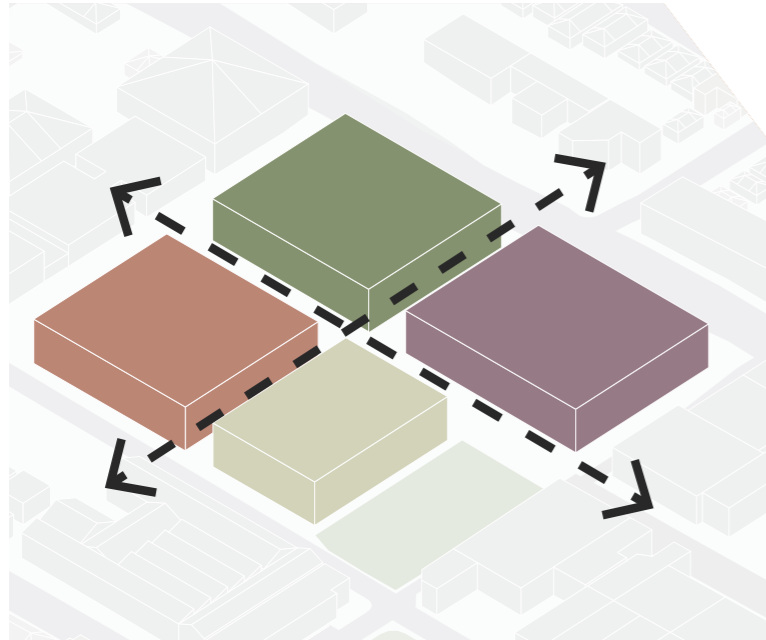
A NEW NEIGHBOURHOOD



Welcome to the **Kings Bay Village**

KEY DRIVERS

Retail Ground Plane



Curation of retail and commercial uses into distinct sub-precincts

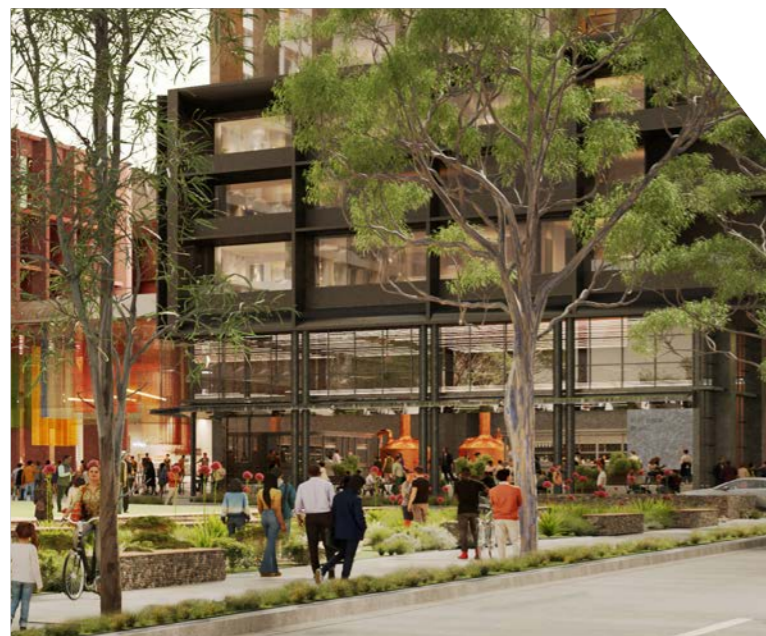


Balancing a Fine Grain Retail Experience with Local Community Needs



Connected and Pedestrian Focused Places

Residential Amenity



A Connected Community



Eclectic and Diverse Built Form



Responding to the site specific context

OUR DESIGN APPROACH

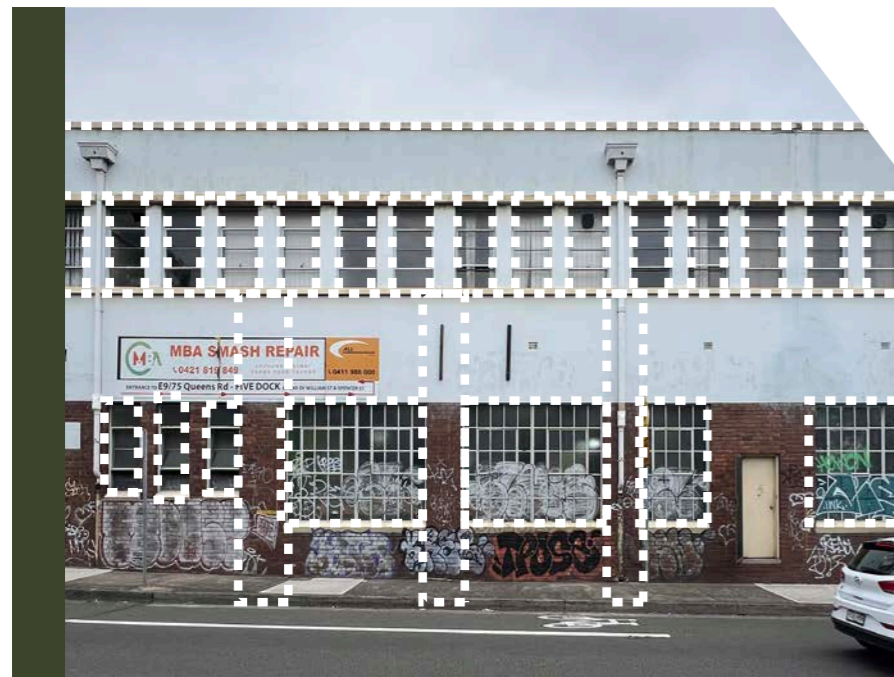
Inspired by the warehouse context, **our aim is to create a neighbourhood village that celebrates the local industrial heritage** whilst embracing innovation and the needs of today's communities.



Industrial character



Additions



Grids

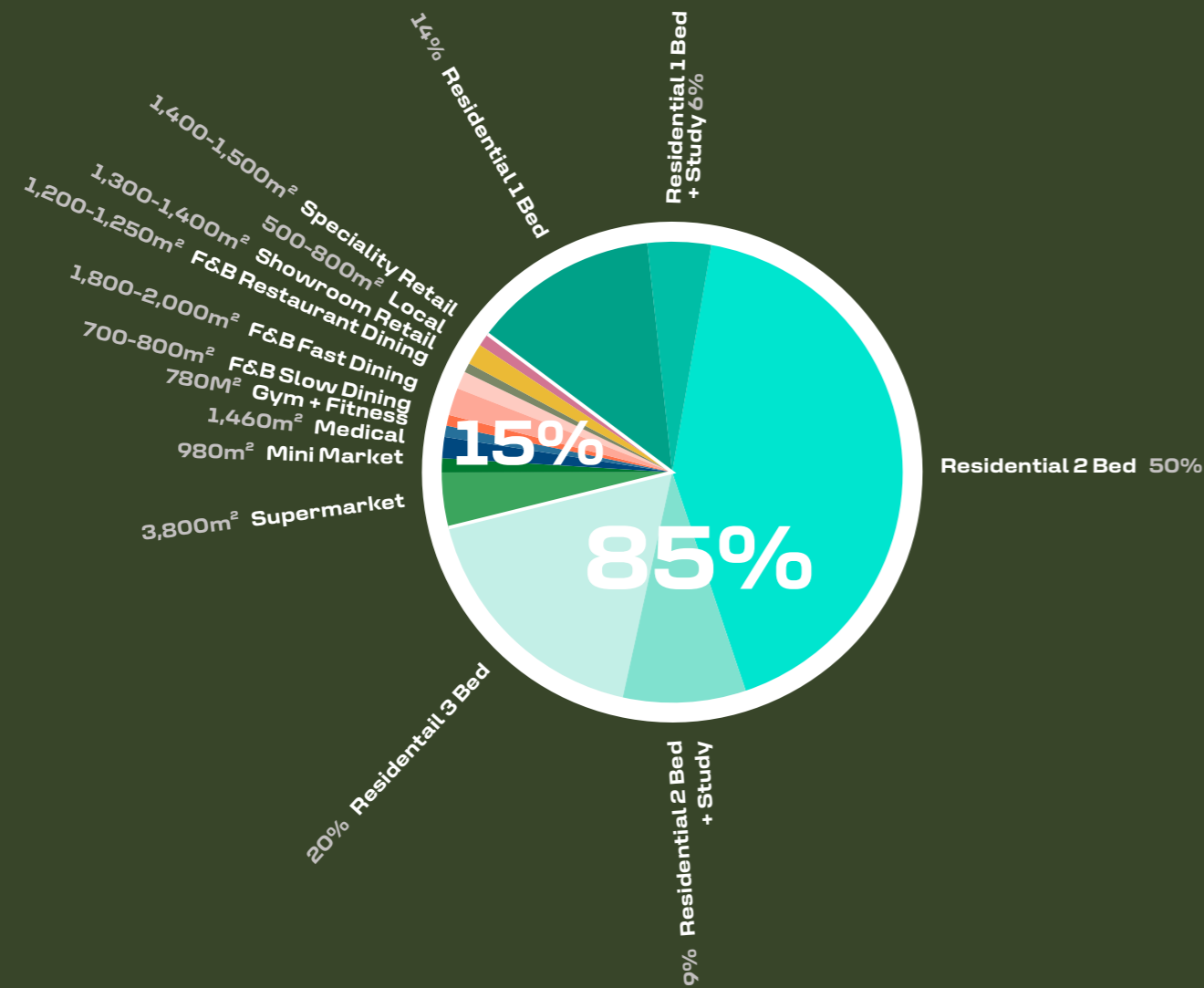


Verandahs



Texture and double height openings

A DIVERSE & LOCAL PLACE



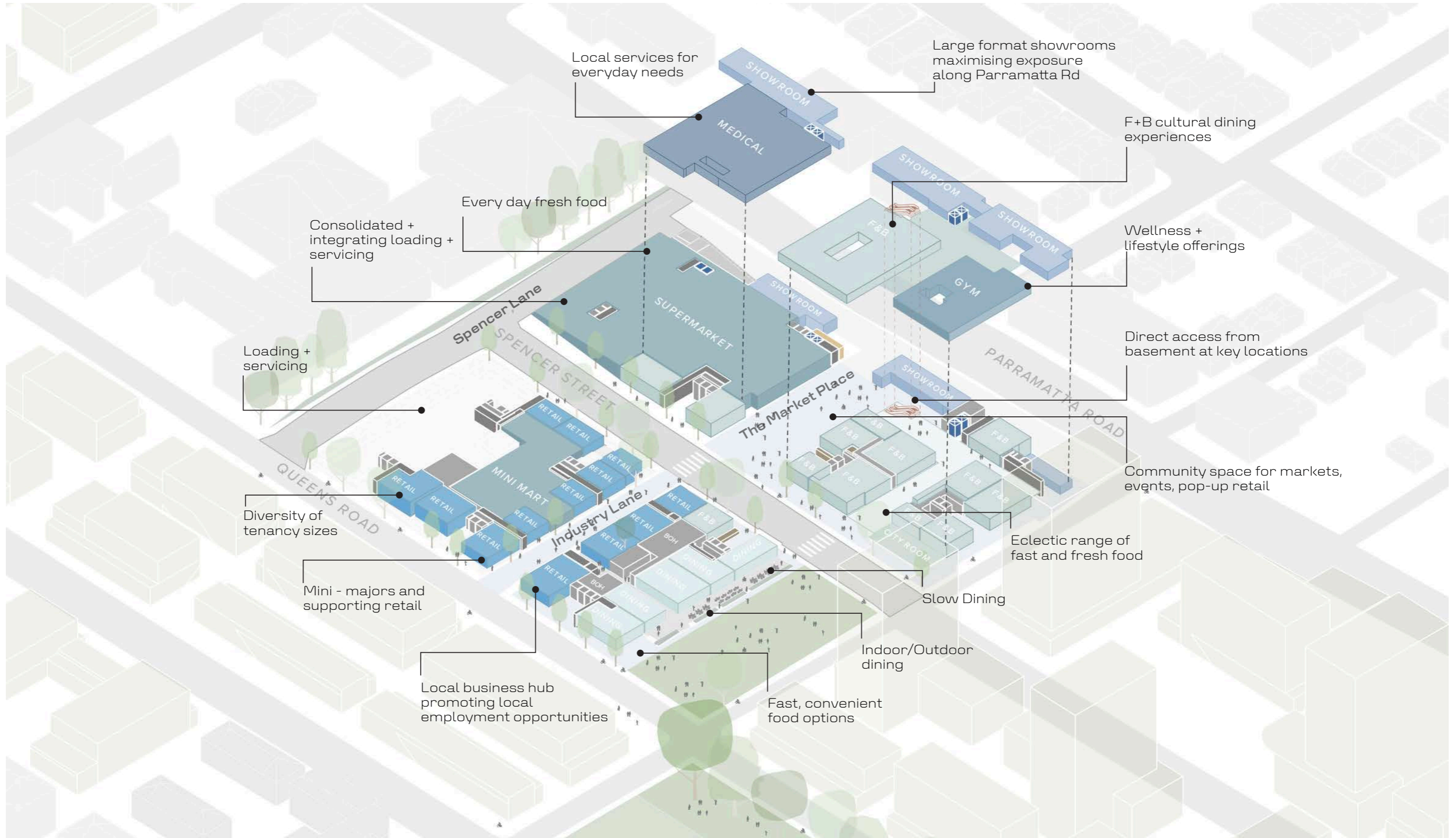
WILLIAM STREET		WILLIAM STREET		WILLIAM STREET		WILLIAM STREET	
WILLIAM STREET PARK	FAST DINING	LONG VERANDAH	FAST DINING	INDOOR	DINING VENUES	LOCAL BUSINESS HUB	RETAIL
WILD PLAY	FAST DINING	THE VILLAGE GREEN	FAST DINING	OUTDOOR	INDOOR	LOCAL BUSINESS HUB	RETAIL
GREEN HEART GREEN HEART GREEN HEART GREEN HEART	FAST DINING	THE LOOKOUT	DINING	INDUSTRY LANE	INDOOR	LOCAL BUSINESS HUB	RETAIL
COMMUNITY HEART	DINING	BLUE AND GREEN	DINING	INDUSTRY LANE	INDOOR	LOCAL BUSINESS HUB	RETAIL
VILLAGE VILLAGE VILLAGE VILLAGE VILLAGE VILLAGE VILLAGE VILLAGE	GREEN GREEN GREEN GREEN GREEN GREEN GREEN	RESIDENTIAL	RESIDENTIAL	INDUSTRY LANE	INDOOR	LOCAL BUSINESS HUB	RETAIL
BLUE AND GREEN	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	INDUSTRY LANE	INDOOR	LOCAL BUSINESS HUB	RETAIL
BLUE AND GREEN	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	INDUSTRY LANE	INDOOR	LOCAL BUSINESS HUB	RETAIL
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	INDUSTRY LANE	INDOOR	LOCAL BUSINESS HUB	RETAIL
RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	INDUSTRY LANE	INDOOR	LOCAL BUSINESS HUB	RETAIL

SPENCER STREET		SPENCER STREET		SPENCER STREET		SPENCER STREET	
CITY ROOM	DINING	THE ARCADE	DINING	THE MARKET	SPECIALITY	THE LANDING	RETAIL
CITY ROOM	FINE GRAIN	THE ARCADE	FINE GRAIN	THE MARKET	CONVENIENCE	THE LANDING	RETAIL
GASTRONOMIC DELIGHTS	MARKETS	THE ARCADE	MARKETS	THE MARKET	MEDICAL	THE LANDING	RETAIL
GASTRONOMIC DELIGHTS	MARKETS	THE ARCADE	CULTURAL	THE MARKET	MEDICAL	THE LANDING	RETAIL
HEALTH AND WELLBEING	MARKETS	THE ARCADE	CULTURAL	THE MARKET	MEDICAL	THE LANDING	RETAIL
GYM	MARKETS	THE ARCADE	MARKETS	THE MARKET	MEDICAL	THE LANDING	RETAIL
GYM	MARKETS	THE ARCADE	MARKETS	THE MARKET	MEDICAL	THE LANDING	RETAIL
GYM	MARKETS	THE ARCADE	MARKETS	THE MARKET	MEDICAL	THE LANDING	RETAIL
GYM	MARKETS	THE ARCADE	MARKETS	THE MARKET	MEDICAL	THE LANDING	RETAIL
GYM	MARKETS	THE ARCADE	MARKETS	THE MARKET	MEDICAL	THE LANDING	RETAIL
ARCAD LINK	POP UP RETAIL	THE ARCADE	POP UP RETAIL	THE MARKET	MEDICAL	THE LANDING	RETAIL
ARCAD LINK	POP UP RETAIL	THE ARCADE	POP UP RETAIL	THE MARKET	MEDICAL	THE LANDING	RETAIL
ARCAD LINK	POP UP RETAIL	THE ARCADE	POP UP RETAIL	THE MARKET	MEDICAL	THE LANDING	RETAIL
ARCAD LINK	POP UP RETAIL	THE ARCADE	POP UP RETAIL	THE MARKET	MEDICAL	THE LANDING	RETAIL
F&B QUARTER	SHOWROOM	THE ARCADE	SHOWROOM	THE MARKET	MEDICAL	THE LANDING	RETAIL
F&B QUARTER	SHOWROOM	THE ARCADE	SHOWROOM	THE MARKET	MEDICAL	THE LANDING	RETAIL
F&B QUARTER	SHOWROOM	THE ARCADE	SHOWROOM	THE MARKET	MEDICAL	THE LANDING	RETAIL
F&B QUARTER	SHOWROOM	THE ARCADE	SHOWROOM	THE MARKET	MEDICAL	THE LANDING	RETAIL
F&B QUARTER	SHOWROOM	THE ARCADE	SHOWROOM	THE MARKET	MEDICAL	THE LANDING	RETAIL
ARCAD LINK	POP UP RETAIL	THE ARCADE	POP UP RETAIL	THE MARKET	MEDICAL	THE LANDING	RETAIL

PARRAMATTA ROAD		PARRAMATTA ROAD		PARRAMATTA ROAD	
EVERYDAY	FOOD	EVERYDAY	FOOD	EVERYDAY	FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD
EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD	EVERYDAY	FRESH FOOD

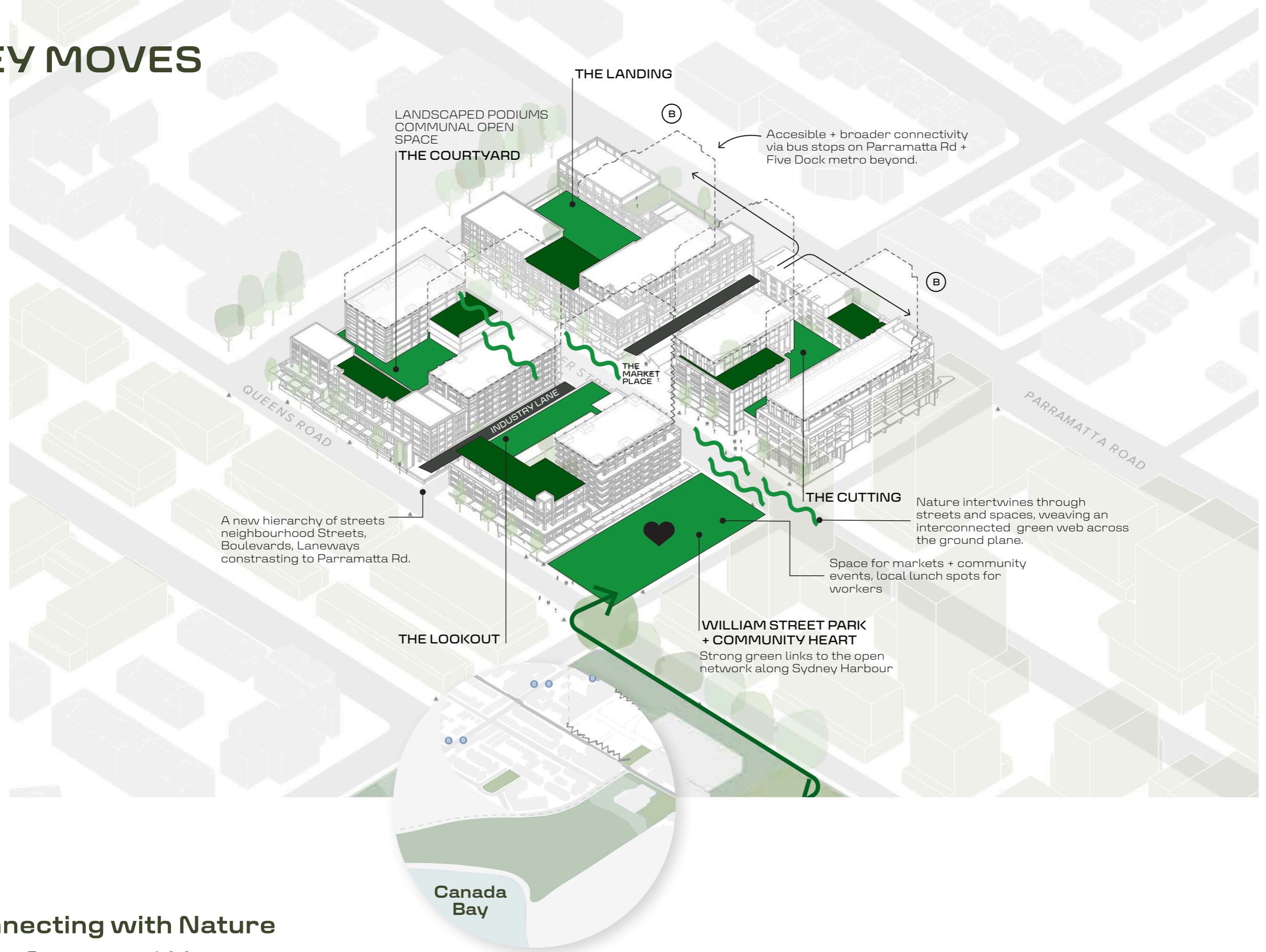
98,737sqm of mixed uses delivered across four quarters throughout the Kings Bay Village

KEY MOVES



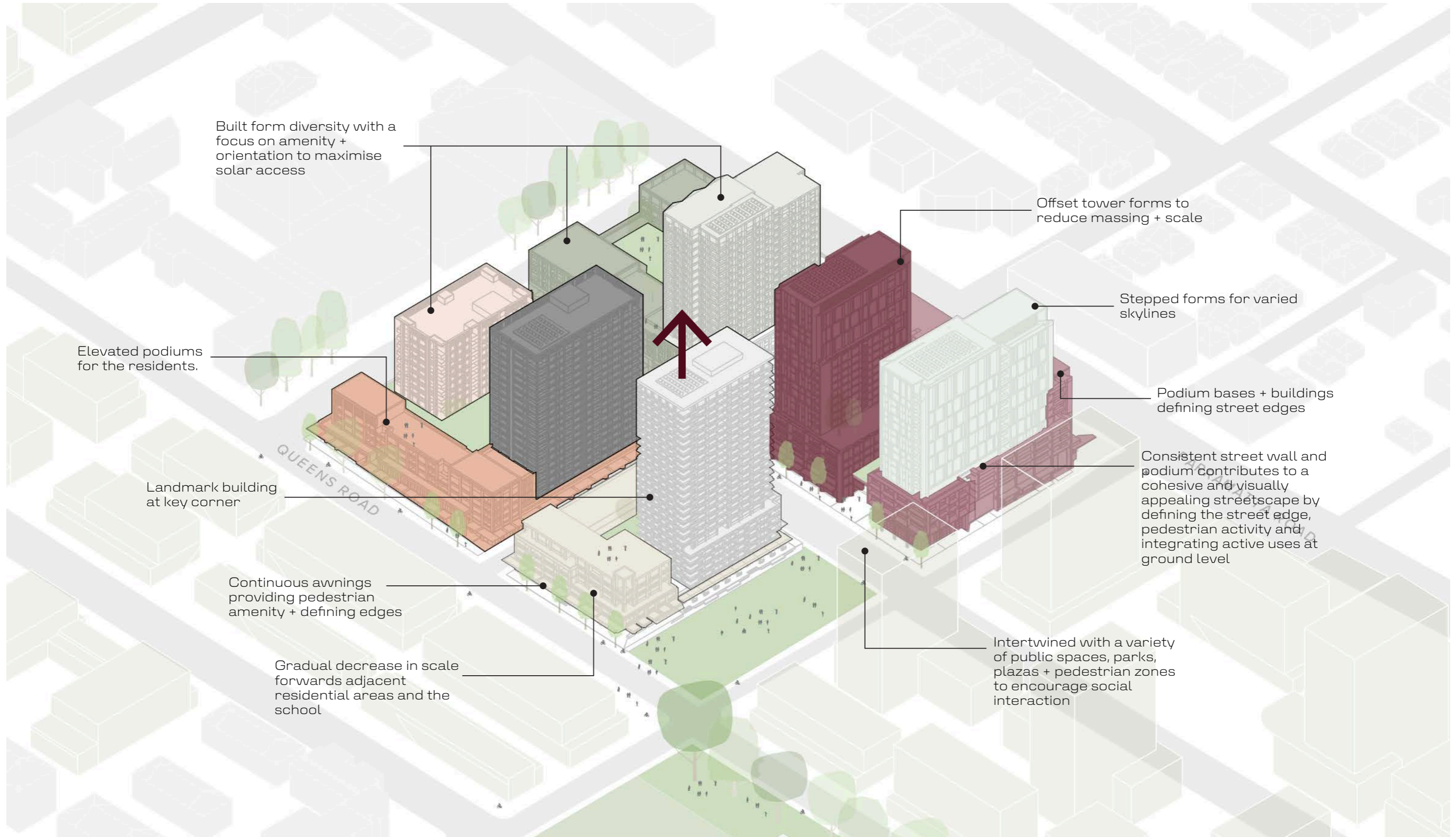
Charming and Edgy Retail Experience

KEY MOVES



Connecting with Nature
Open Space and Movement

KEY MOVES

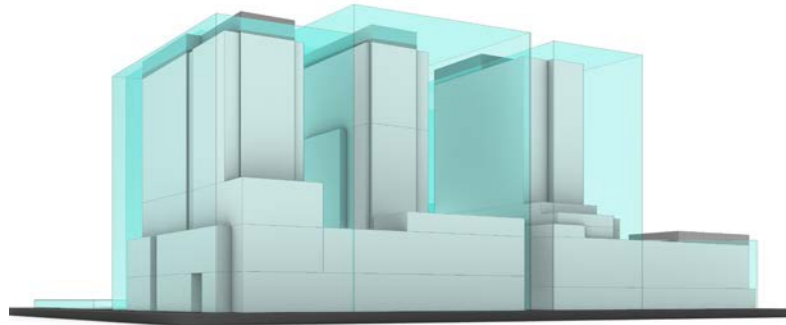


Eclectic and Diverse

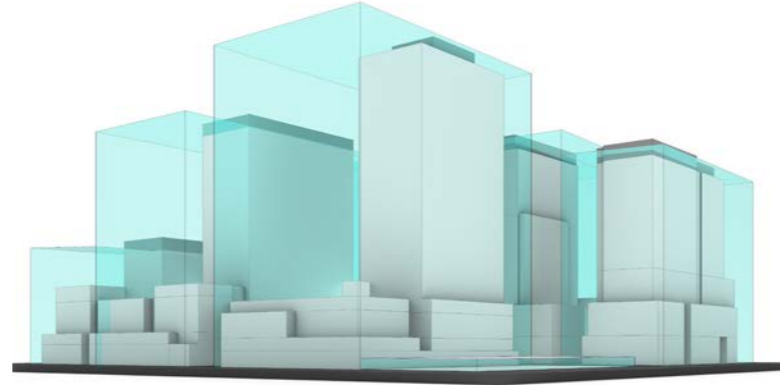
Built form and height

MASSING & MODULATION

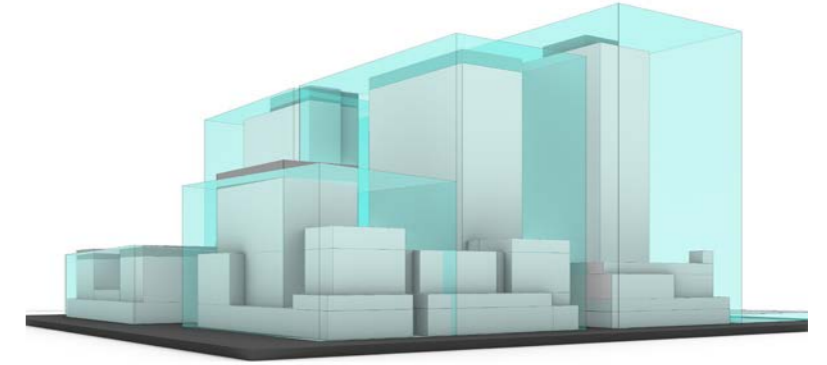
CB LEP



View 1
Parramatta Road & William Street

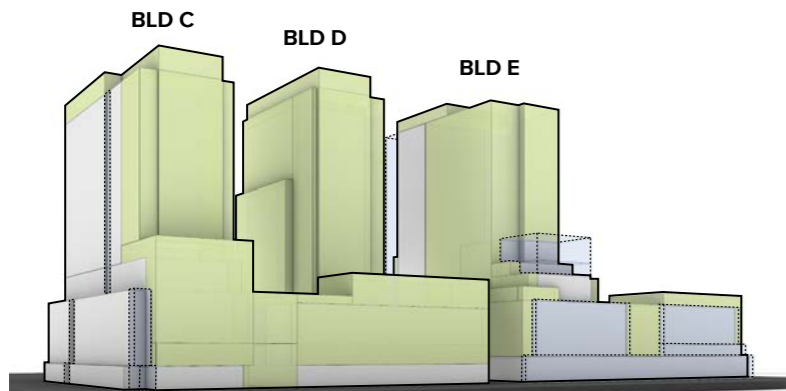


View 2 (View 4 in Report)
Queens Road & William Street

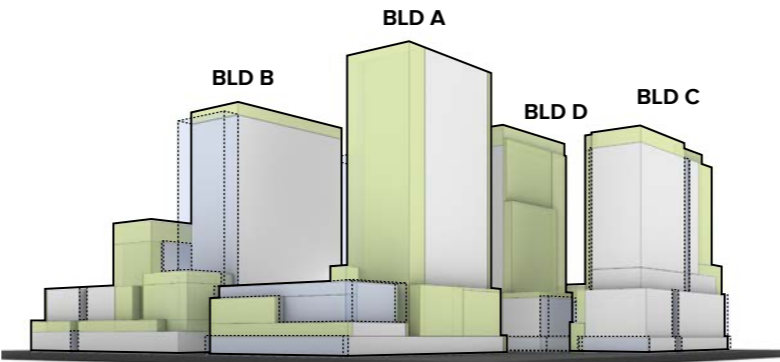


View 3
Queens Road & Spencer Lane / Spencer Street

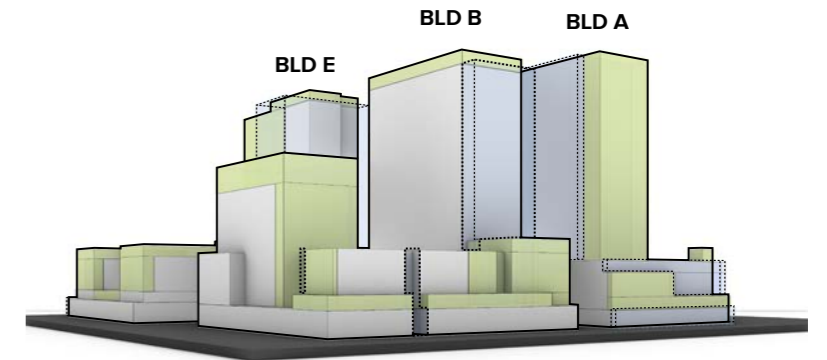
CB DCP



View 1
Parramatta Road & William Street

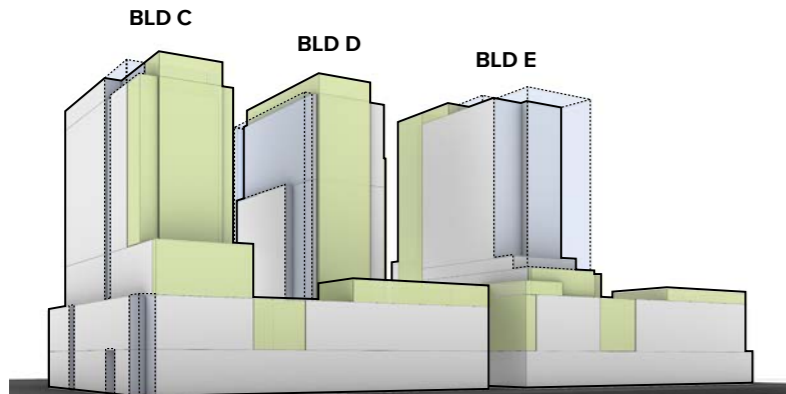


View 2 (View 4 in Report)
Queens Road & William Street

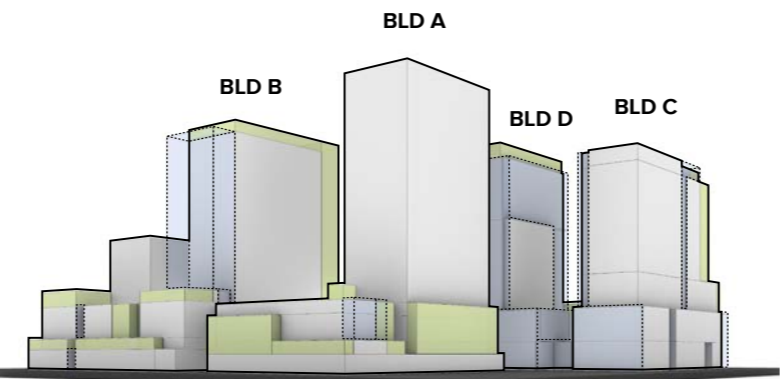


View 3
Queens Road & Spencer Lane / Spencer Street

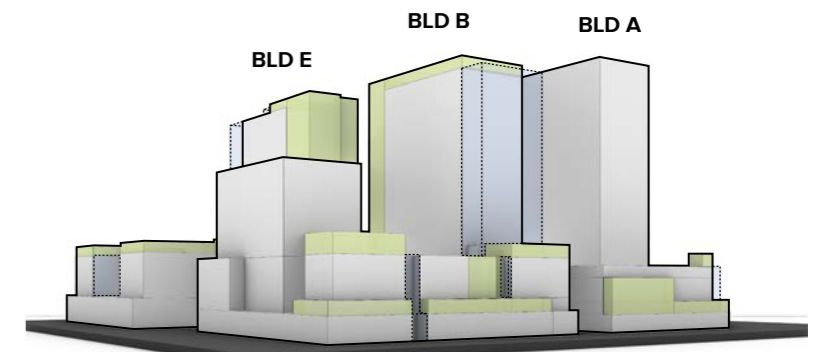
GSA REFERENCE SCHEME



View 1
Parramatta Road & William Street



View 2
Queens Road & William Street



View 3
Queens Road & Spencer Lane / Spencer Street

Kings Bay Village



LANDSCAPE & PUBLIC DOMAIN STRATEGY

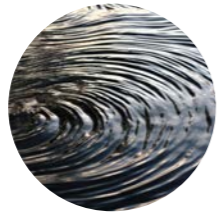
In close proximity to the Five Dock main street and future Metro station, the site is well connected via Parramatta and Queens Roads. On the edge of a 'green link' down to Parramatta River, the location offers enviable lifestyle opportunities for future residents and visitors alike.



The area of Five Dock is an integral part of the traditional lands of the Wangal clans, who are part of the Eora nation tribes inhabiting the Sydney region. Their connection to the land was profound, with the bushlands and the picturesque harbour foreshore playing pivotal roles in daily lives.

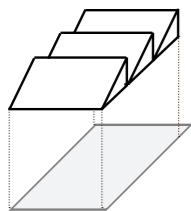


Abundant resources from both the bush and the harbour sustained their communities. The Parramatta River teemed with fish and eels, while the surrounding bush provided game such as wallabies and kangaroos. The Casuarina trees that grow along the Burrumatagal riverbanks hold cultural importance for the Wangal people.



DESIGN PRINCIPLES

Gone not forgotten



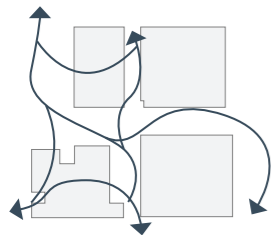
Fluid Public Domain



20% TOTAL SITE CANOPY COVER



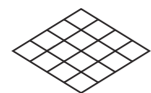
75% TREE CANOPY OF WILLIAM PARK



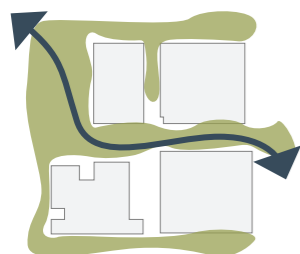
Natural Systems



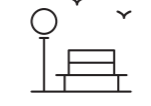
19% DEEP SOIL



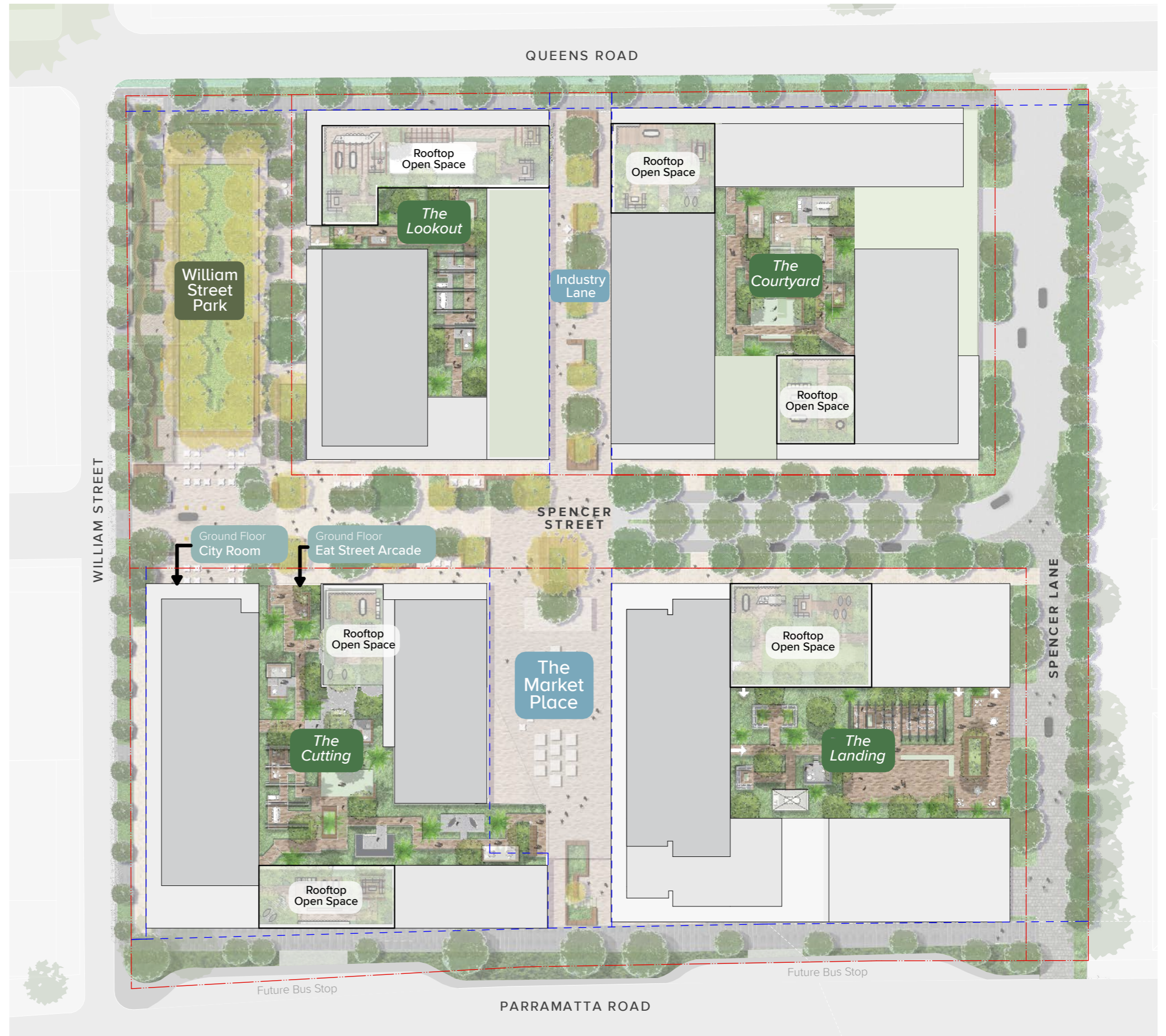
4163M² GREEN ROOFS + TERRACES



49% STREETSCAPE CANOPY COVER



10142M² PUBLICLY ACCESSIBLE GROUND PLANE





William Street Park

GROUND LEVEL: PUBLIC DOMAIN CONNECTIVITY



LEVEL 1: CONSOLIDATED SERVICING

CANOPY FEATURE

PREMIUM APARTMENTS

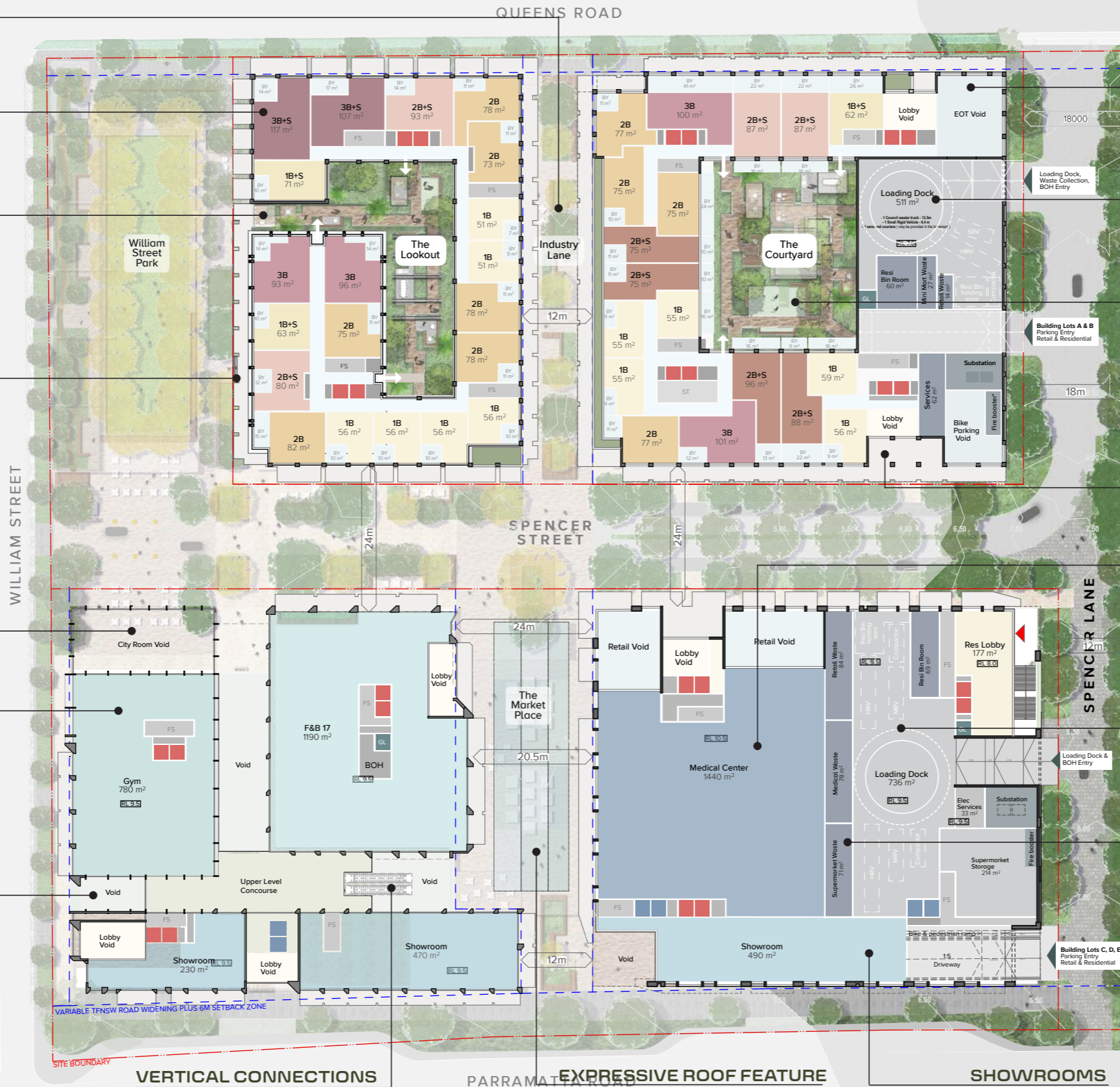
THE LOOKOUT

CONTINUOUS AWNING

DOUBLE HEIGHT VOIDS

LARGE FLEXIBLE

VOIDS



DOUBLE HEIGHT VOID

LOADING AND SERVICING

THE COURTYARD

DOUBLE HEIGHT RESIDENTIAL LOBBIES

LARGE FLEXIBLE TENANCIES

CONSOLIDATED LOADING AND SERVICING

SEPARATION OF WASTE

VEHICLE ENTRY

VERTICAL CONNECTIONS

EXPRESSIVE ROOF FEATURE

SHOWROOMS

PARKING AND SERVICING UPPER LEVEL (B1)

LARGE TREE PLANTING ZONES

LOADING BAY

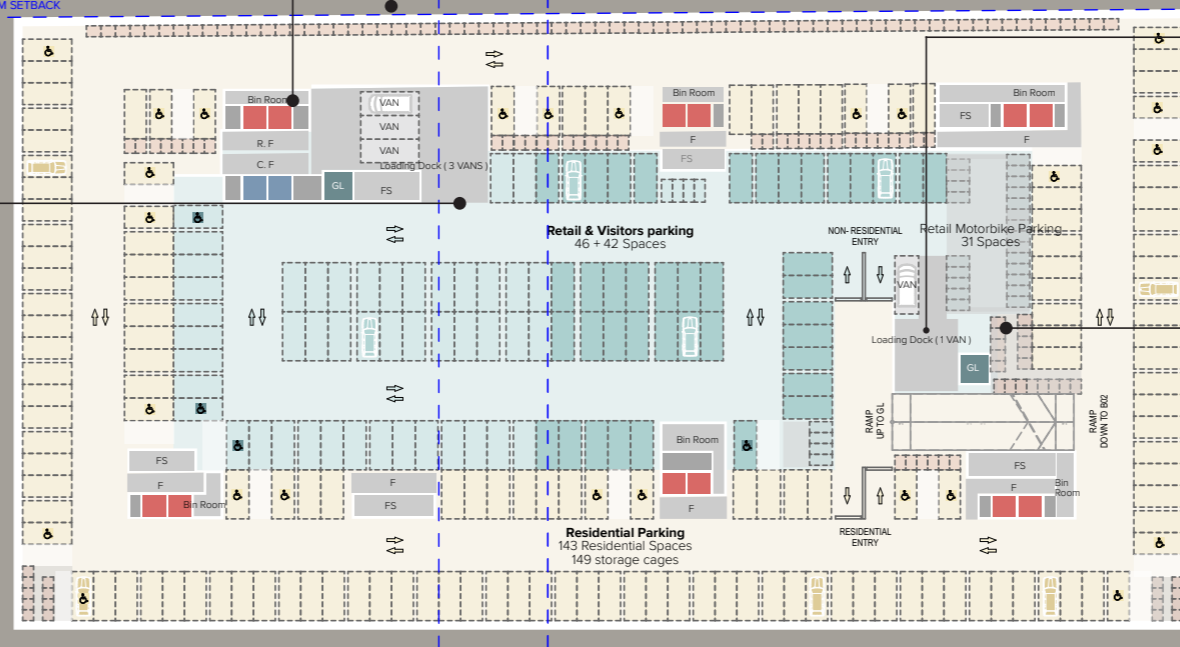
SEPARATE RETAIL AND VISITORS PARKING

DEEP SOIL ZONE

NORTH PRECINCT

3M SETBACK

Deep Soil Zone
Approx. 2325 m²



RESIDENTIAL LOADING BAY AND GOODS LIFT

LARGE TREE PLANTING ZONES

CONSOLIDATED RESIDENTIAL STORAGE AREAS

SECURE AND SEPARATE RESIDENTIAL PARKING

LOADING BAY

SEPARATE RETAIL AND VISITORS PARKING

DEDICATED EOT & BIKE PARKING

DIRECT TRAVELATOR ACCESS

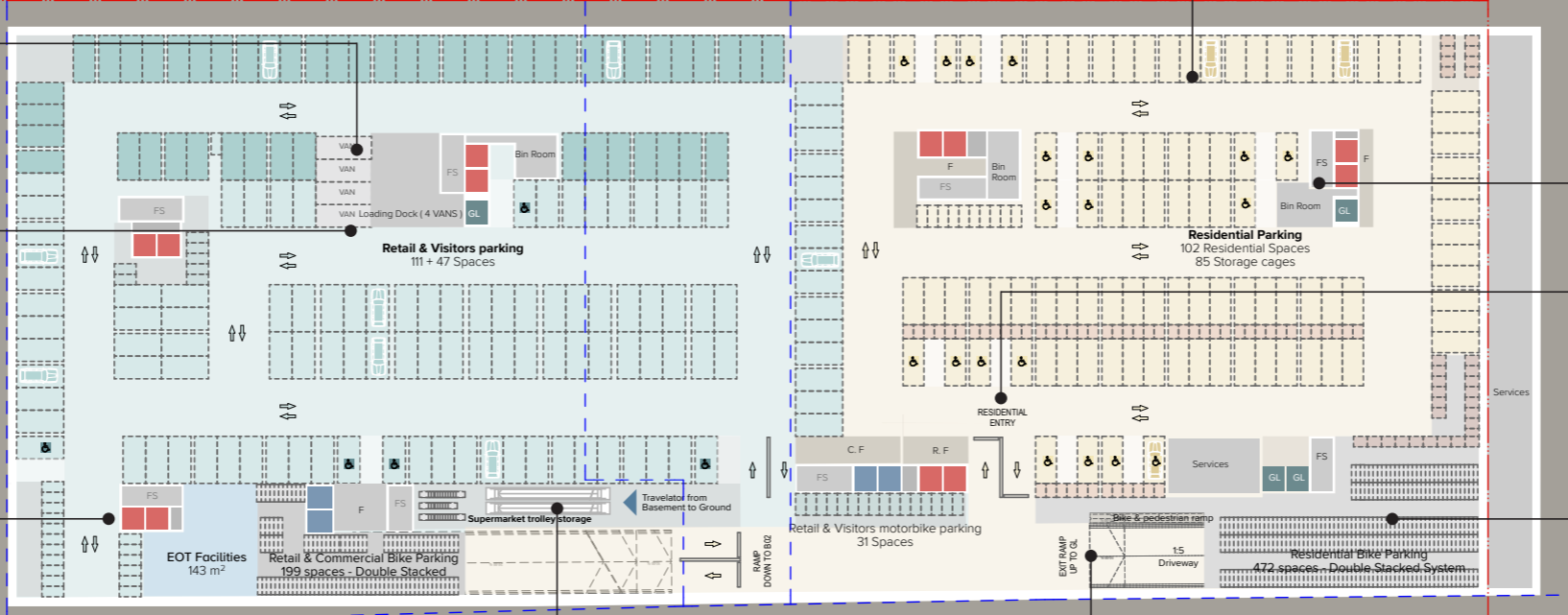
LARGE TREE PLANTING ZONES

SOUTH PRECINCT

3M SETBACK

VARIABLE ITNSW ROAD WIDENING PLUS 6M SETBACK ZONE

SITE BOUNDARY



RESIDENTIAL LOADING BAY AND GOODS LIFT ON B2 BELOW

BOOM GATE

CONSOLIDATED RESIDENTIAL BIKE PARKING

DEDICATED 2 WAY BIKE / RAMP ACCESS



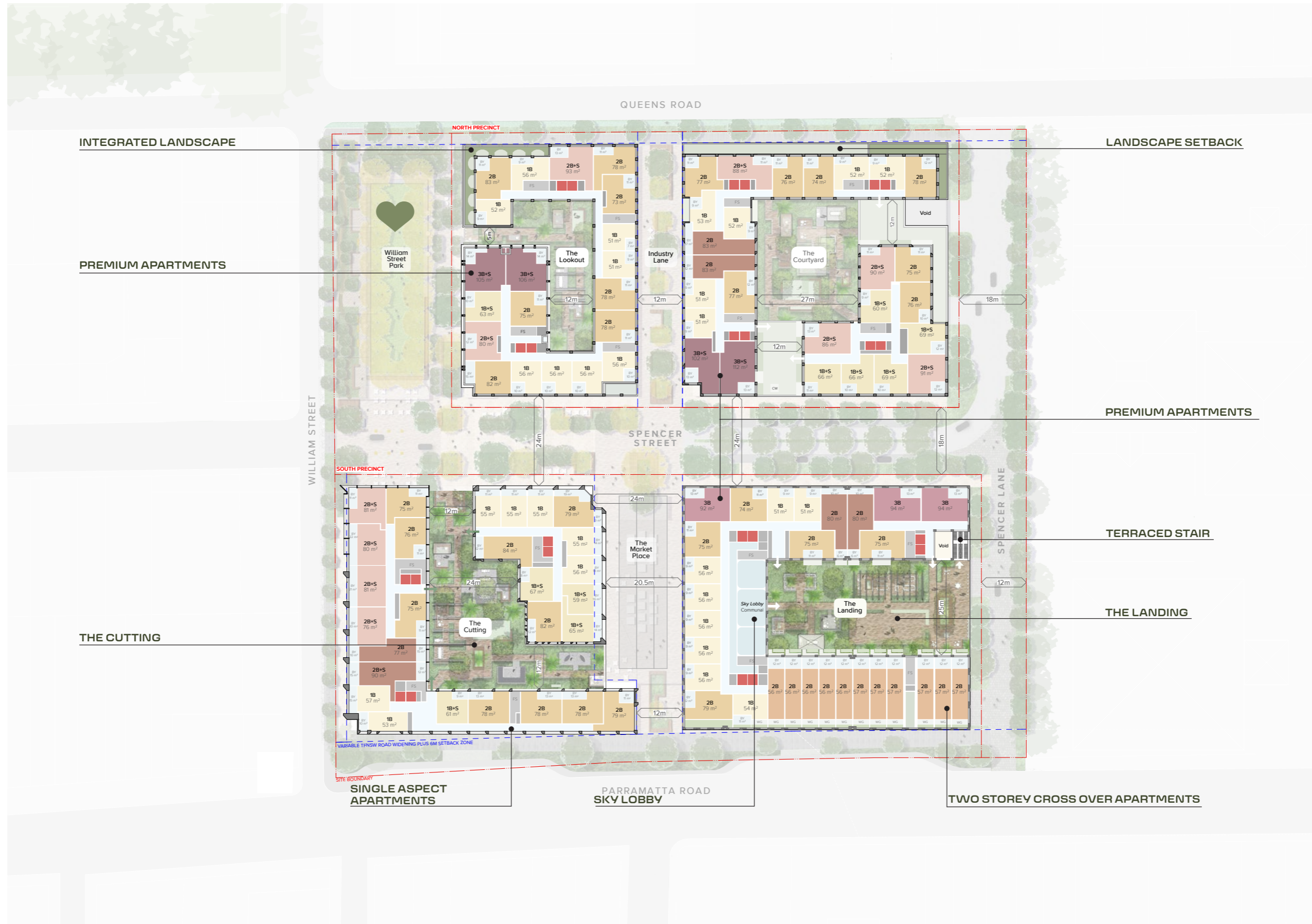
The Market Place

THE MARKETPLACE

Parramatta Road



LEVEL 2: THE COMMUNAL SPACES



LEVEL 3: THE RESIDENTIAL PODIUM



PREMIUM APARTMENTS

BALCONY DESIGN FOR NOISE

STACKING FLOOR PLATES

TWO STOREY CROSS OVER APARTMENTS

SINGLE ASPECT APARTMENTS

Level 4 Upper storey apartments

Note: Level 4 is similar

LEVEL 5: RESIDENTIAL TOWER TRANSITION



RESIDENTIAL TOWERS



BUILDING CHARACTER & COMPOSITION

Spencer Street



**HIGHLY ACTIVE
STREETSCAPE**

Spencer Street



**CONSISTENT
STREET WALL
& PODIUM**

Spencer Street



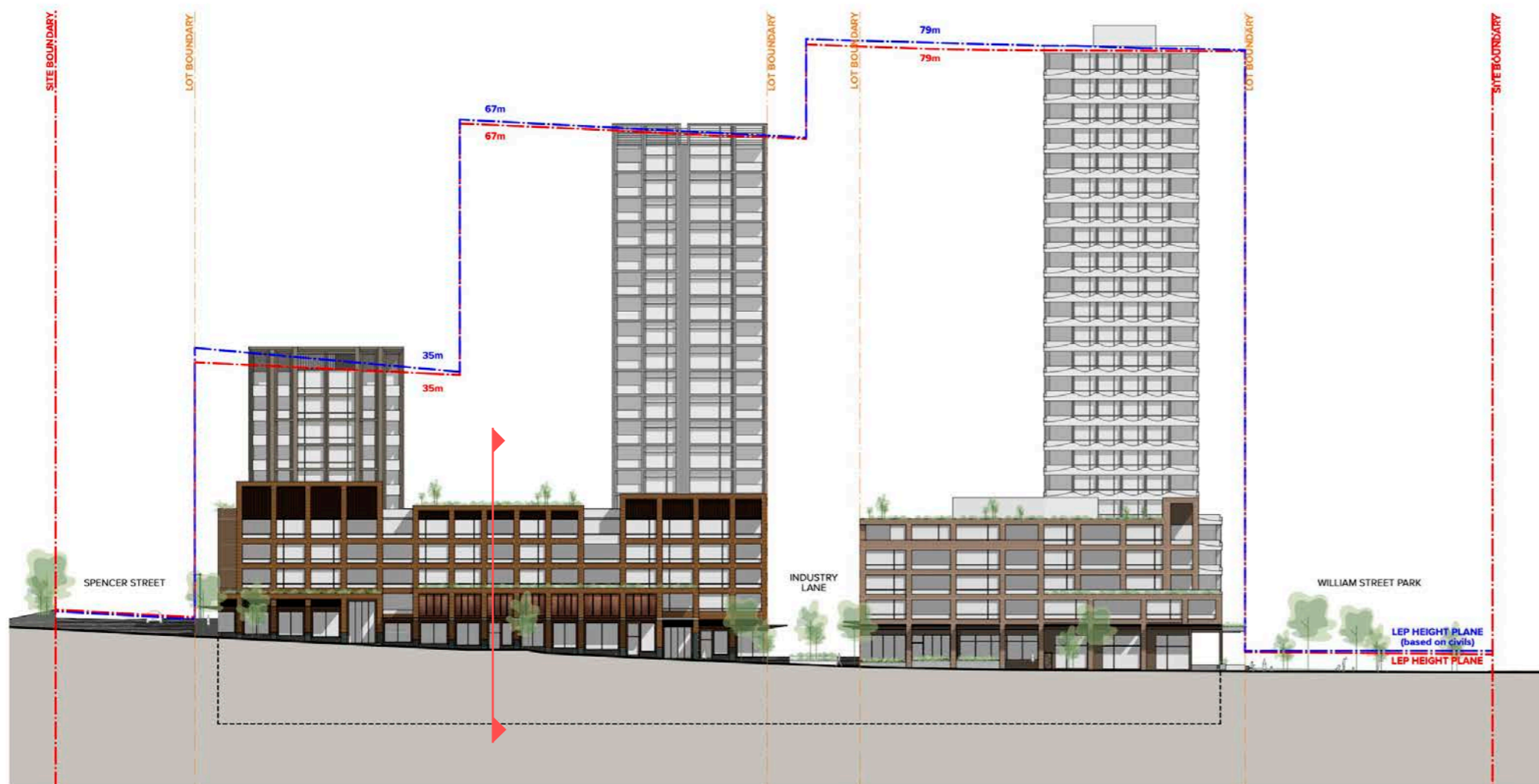
**DIVERSITY OF BUILT FORM
FOR VARIOUS SKYLINE**



Spencer Street

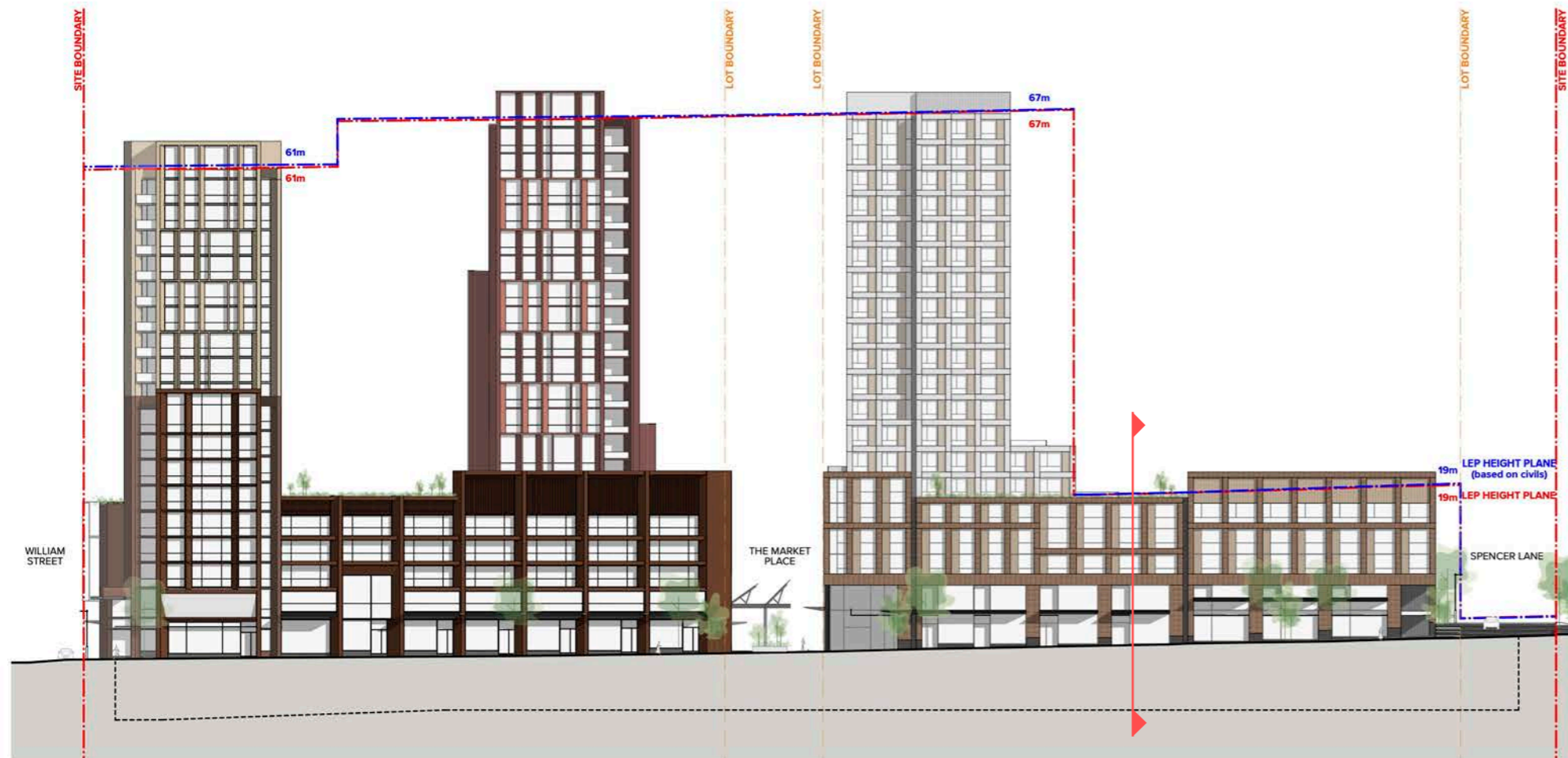
THE MARKETPLACE

QUEENS ROAD INTERFACE



Queens Street Elevation

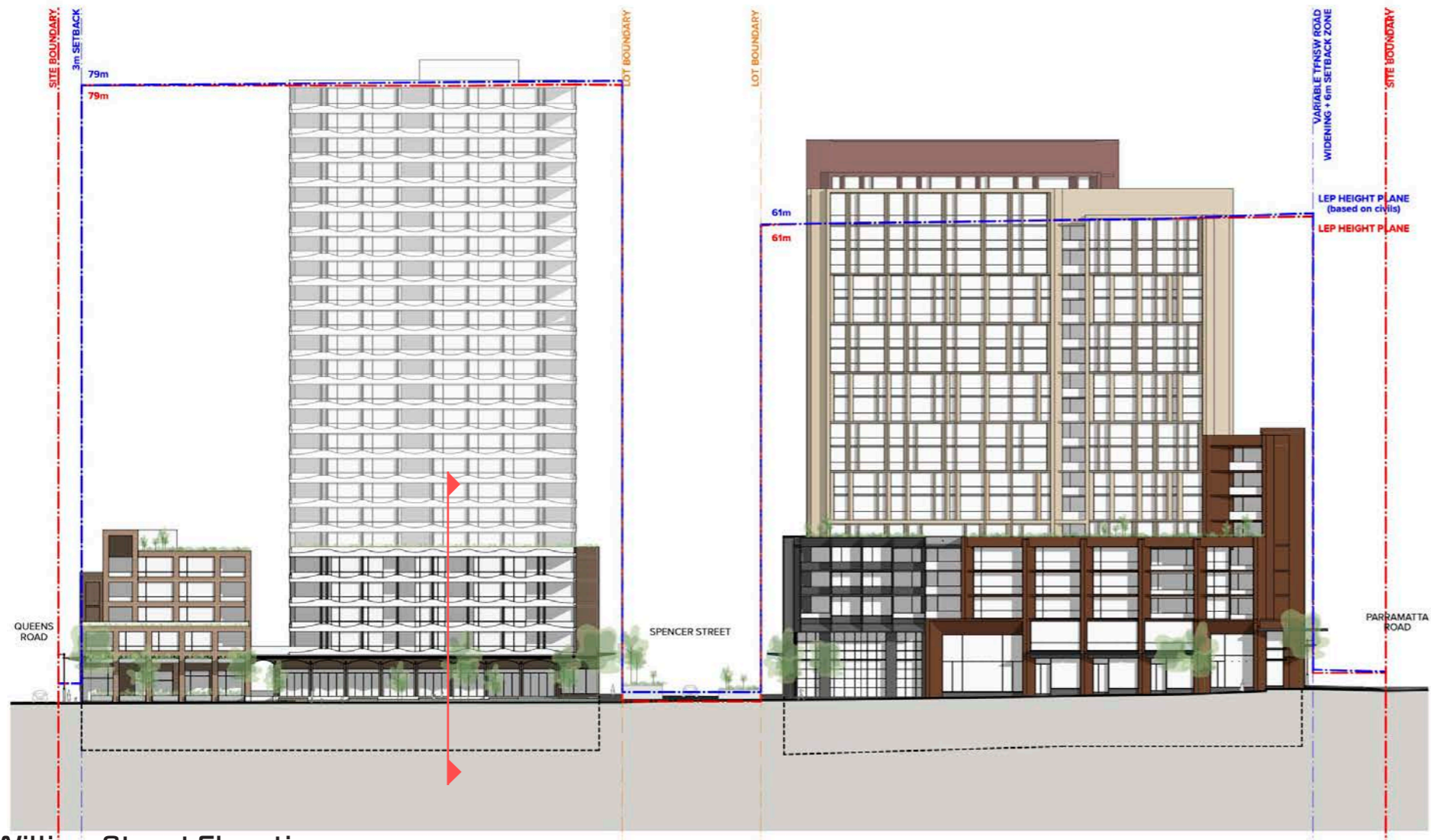
PARRAMATTA ROAD INTERFACE



Parramatta Road Elevation



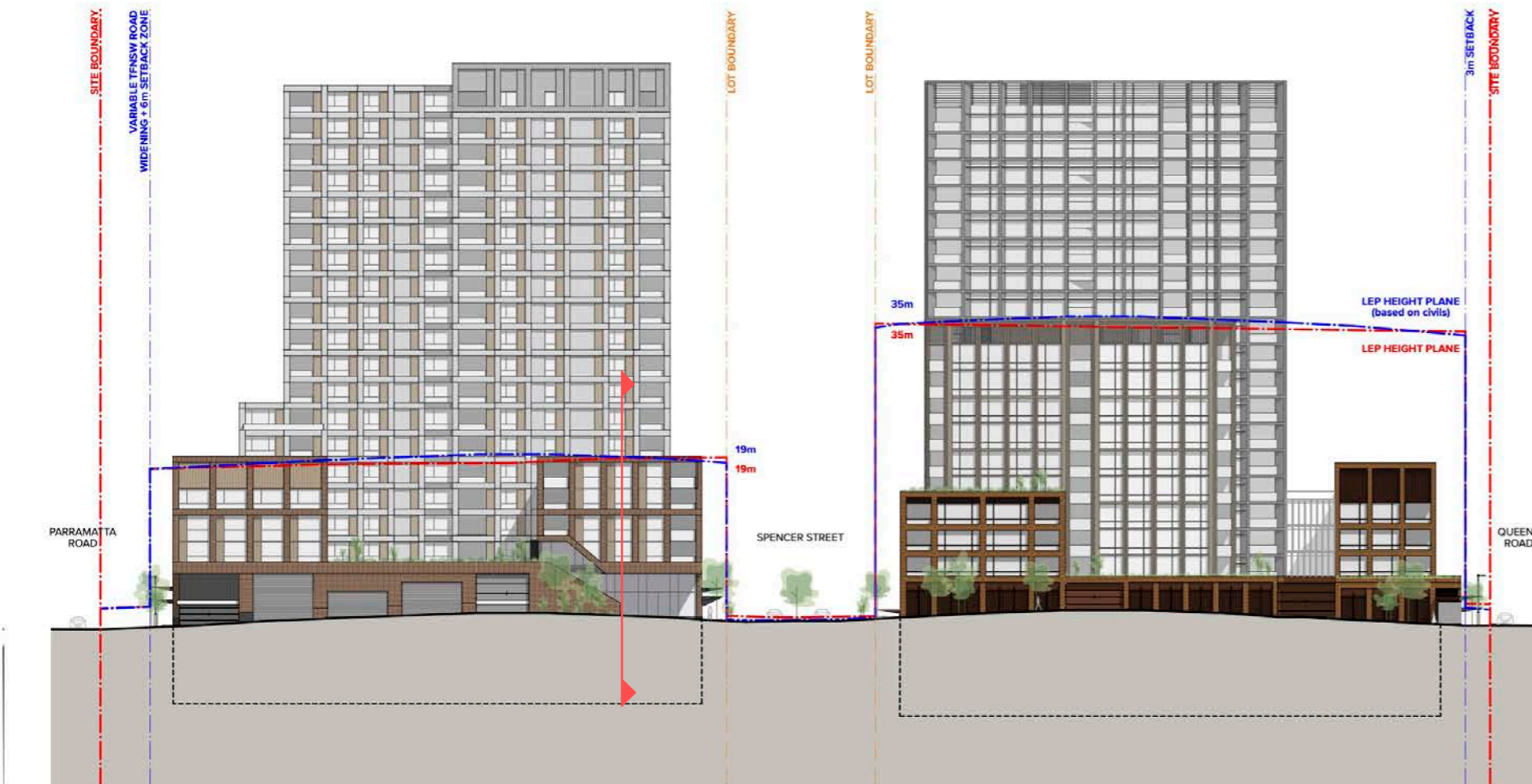
WILLIAM STREET



William Street Elevation



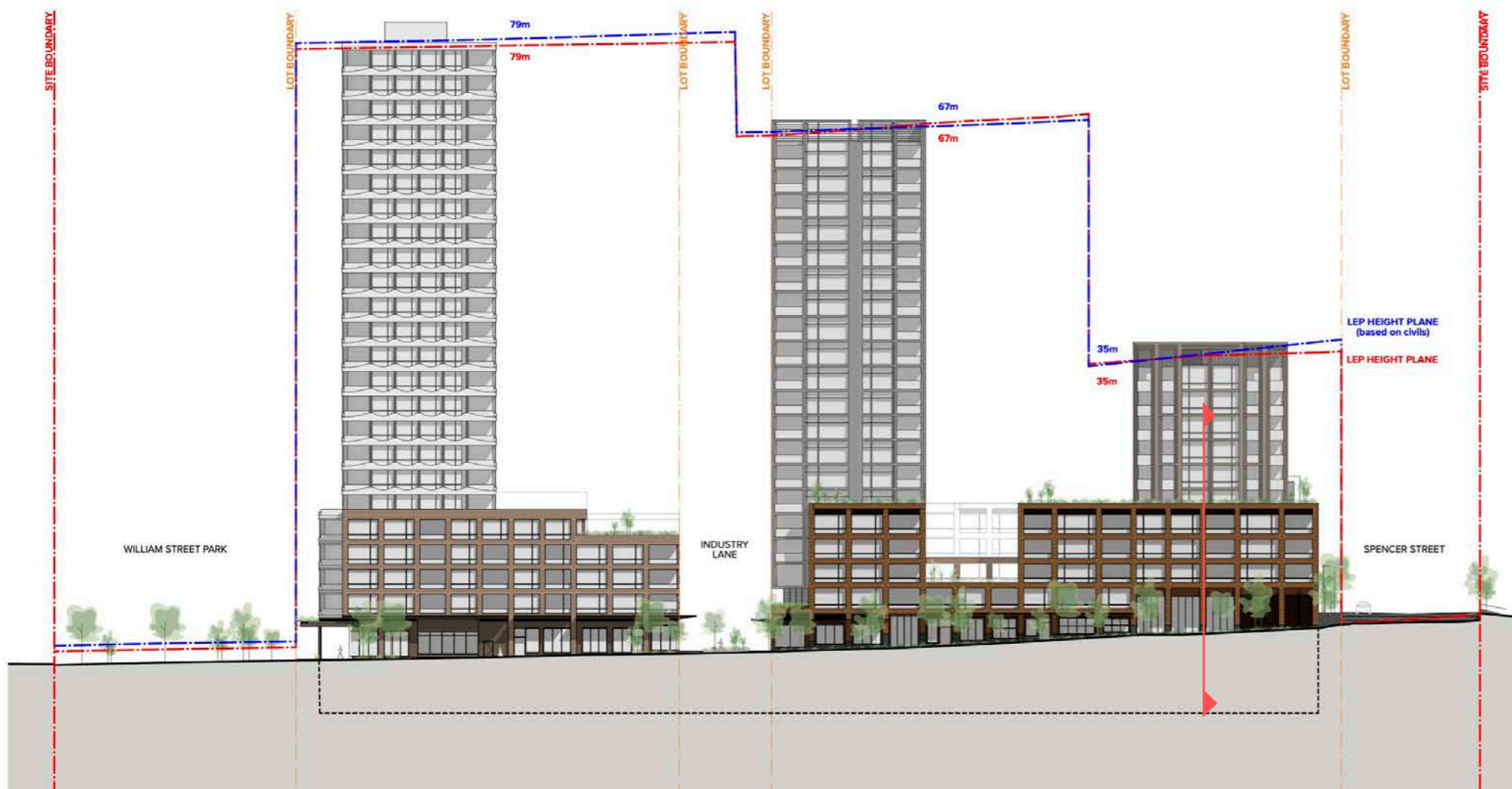
SPENCER LANE



Spencer Lane Elevation



SPENCER STREET



Spencer Street North Elevation

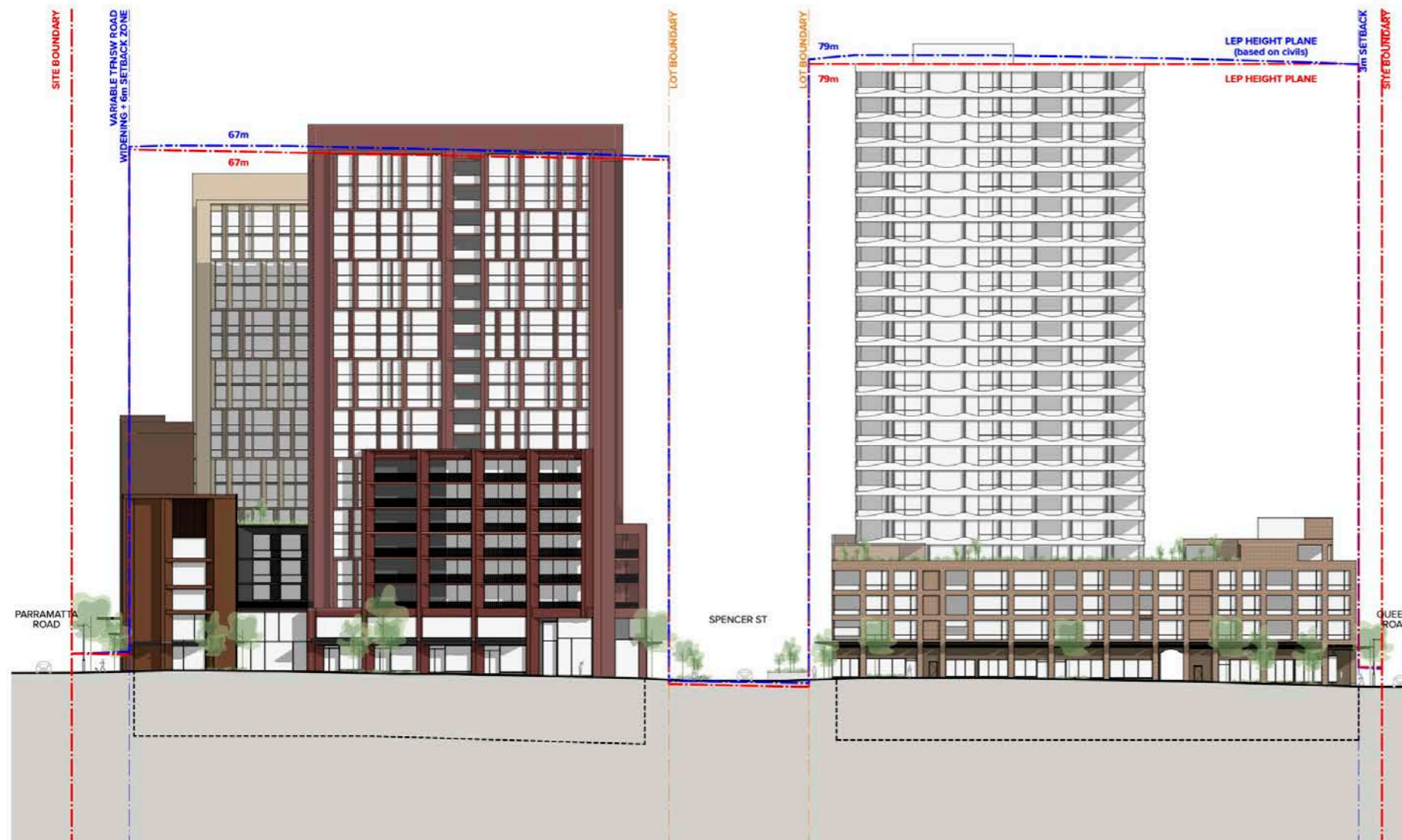
SPENCER STREET



Spencer Street South Elevation



INDUSTRY LANE



Industry Lane Elevation Looking West



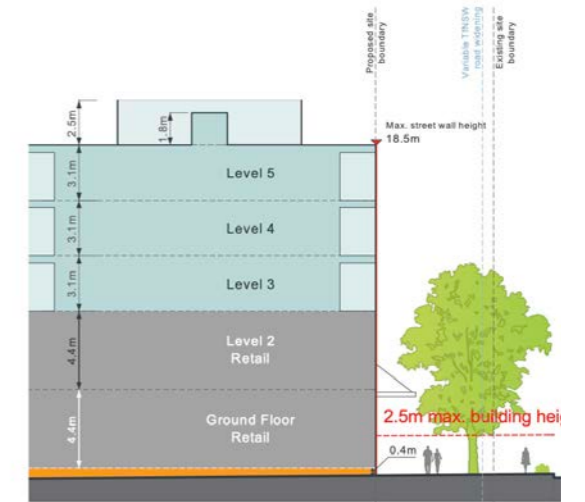
THE MARKET PLACE



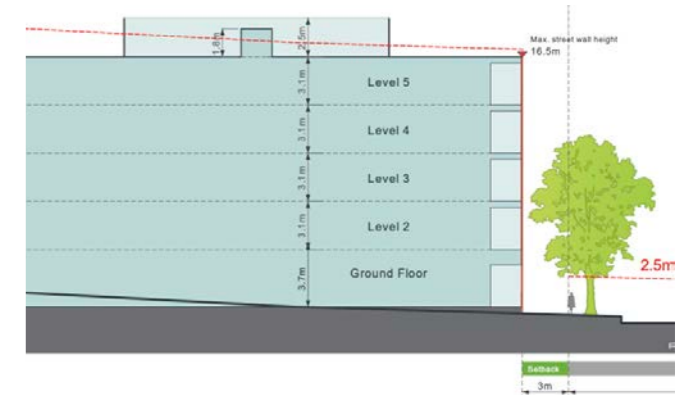
North/South Through Site Link Looking East



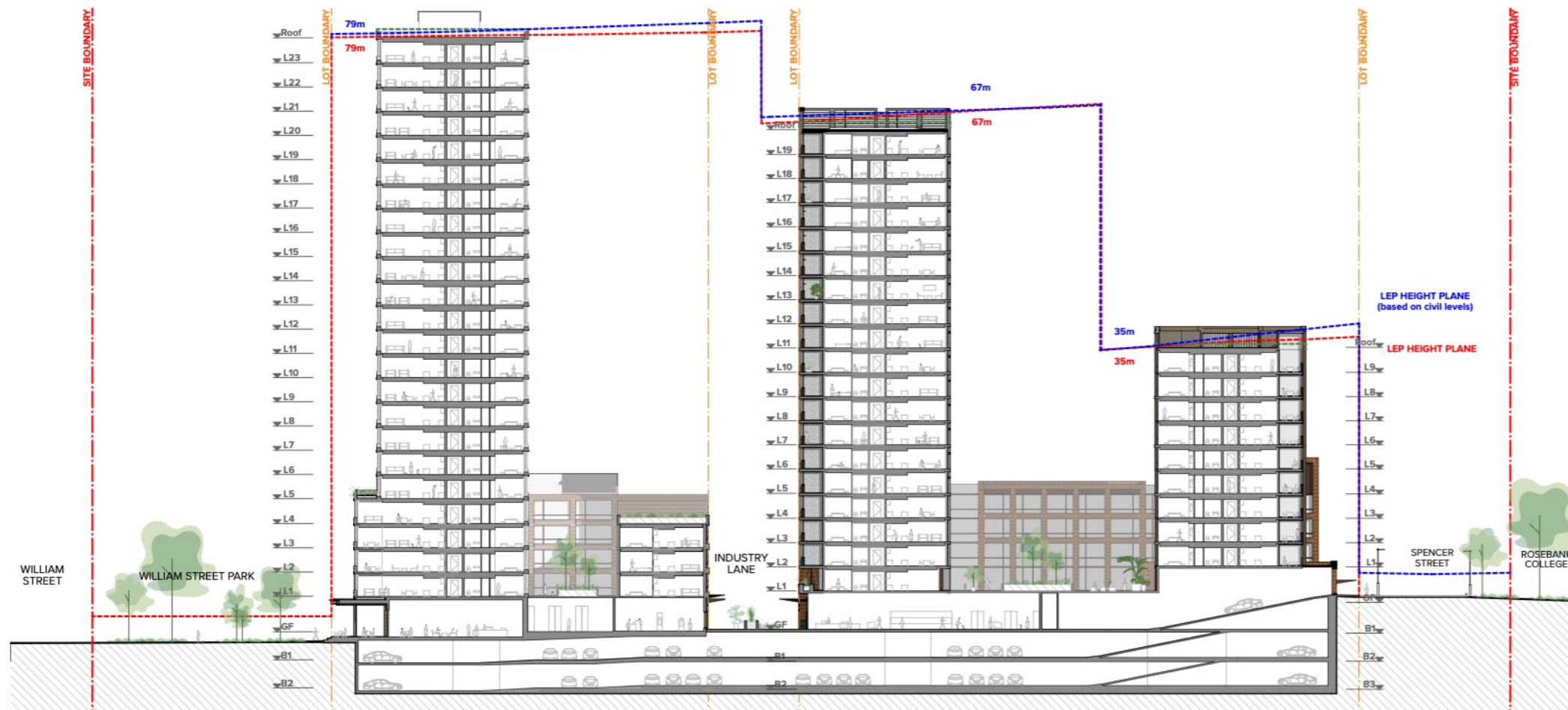
SECTIONS



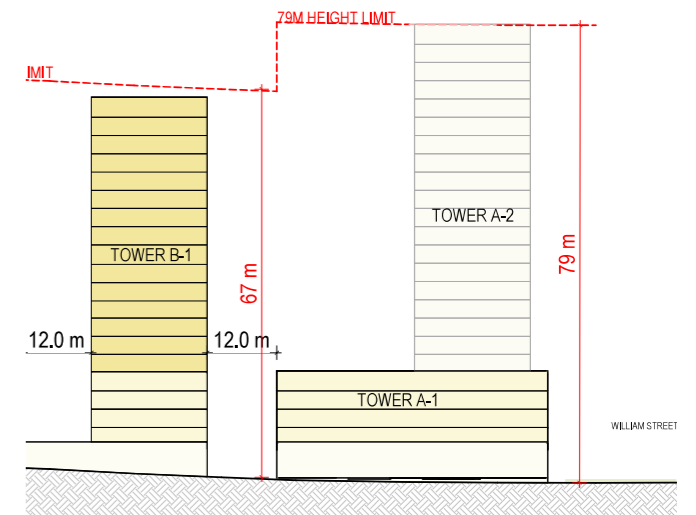
Excerpt from CB DCP figure K20-25 anticipating a 3.1m floor to floor for residential levels



Excerpt from CB DCP figure K20 built form envelope which anticipates plant rooms and lift overruns encroaching over the building height limit



East west section through North precinct (site 1)



Excerpt from GSA reference scheme North Elevation

OUR SUSTAINABILITY



Fully Electrified



Facade design and material selections



Sustainable materials



NABERS energy and NABERS water ratings



Healthy Materials



Communal and landscaped areas



Active transport



Smart parking design strategies



Efficient lighting systems



Solar PV Provision



Provision of electric car recharge in both retail and residential car parks will facilitate flexibility into the future.

Waste recycling will be facilitated with ease of access to separate waste streams at each building level.



Naturally ventilated corridors



Water efficiency



Canopy Cover



WSUD treatments

QUEENS ROAD

PARRAMATTA R

Meeting Target Brief

Key Takeouts:

- Total GFA of 98,973sqm provided
- 890 apartments achieved
- Apartment mix consistent with brief
- ADG fundamentals have been achieved or exceeded
- Non-Residential GFA of 15,423sqm, which is 720sqm higher than target brief, offering flexibility in the design moving forward.
- Parking rates achieved, as part of an easy to use car park layout with clear wayfinding.
- 40% / 60% split between North and South precincts.







Kings Bay
Village