

Kangaroo Bay Hotel

Architectural Overview for TPC Hearing

9:30am, Tuesday 4th August 2026



Agenda

Agenda for today is a short 15 minute Architectural presentation comprising 30 slides.

We appreciate the MPIS assessment criteria and have structured this presentation into five groups to provide a clear overview.

Please note that all content presented today has already been included in the previous submitted documentation.

Look forward to your questions and comments.

Architect - Jesse Lockhart-Krause (Vigilus)

Jesse Lockhart-Krause is a registered architect, with more than 15 years of professional experience across Australia and the United Kingdom. Jesse has led a multi-disciplinary teams to deliver commercial, residential, mixed-use, education and government projects, supported by his experience with leading architectural practices in Australia and London.

Qualifications

Class 2, Design Practitioner Registration DEP0003662
Registered Architect (NSW 8950)

Masters of Architecture, Newcastle University
Bachelor of Built Environment, QLD University of Technology

Professional Experience

2015-2016 (2 years) - Architect & Team Leader
Foster and Partners (London)

2014-2015 (2 years) - Registered Architect
BVN Donovan Hill (Brisbane)

2012-2014 (2 years) - Registered Architect
Francis-Jones Morehen Thorp Architects (Sydney)

2010-2012 (2 years) - Registered Architect
Dan Sparks Architects (Sunshine Coast)

2007 (1 year) - Architectural Assistant (Part I) / Workhand
Drew Heath Architect (Sydney)

2006 (1 year) - Architectural Assistant (Part I)
Gabriel Poole Architects - RAIA Gold Medalist (Sunshine Coast)

Teaching Experience

2018-Current
Architectural Design
University of New South Wales

Other Relevant Experience

2023-Current (4 Years)
Waverley Council DA Approvals Panel (Sydney Eastern Suburbs, Bondi)



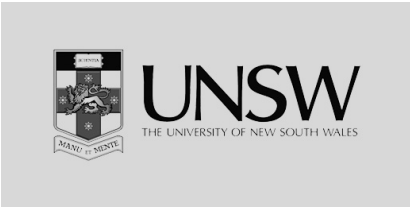
30 St Mary Axe (The Gherkin), London – Foster + Partners



Auckland Art Gallery, Auckland - FJMT



Lake Weyba House, Sunshine Coast - Gabriel Poole



Professional Association

Comprehensive Specialist Team

It is important to note that the project has been developed in consultation with a comprehensive team of over 30 specialist consultants, advisers and key stakeholders:

1. Aboriginal Heritage Consultant
2. Access Consultant
3. Acoustic Consultant
4. BCA Consultant
5. Civil Engineer
6. Client
7. Coastal Inundation Consultant
8. CPTED / Crime Prevention Consultant
9. Electrical Engineer
10. Environmental / Contamination Specialist
11. Façade Engineer
12. Fire Engineer
13. Hydraulic Engineer
14. Infrastructure / In-ground Services Consultant
15. Key Stakeholders
16. Landscape Architect
17. Lift Consultant
18. Lighting Consultant
19. Mechanical Engineer
20. Project Manager
21. Property Lawyer
22. Quantity Surveyor / Cost Consultant
23. Signage Consultant
24. Surveyor
25. Sustainability Consultant
26. Town Planner
27. Traffic Consultant
28. Visual Impact Consultant
29. Visualisation / Artist Impression Consultant
30. Waste Management Consultant

This gives you an idea of the comprehensive nature of people involved. The proposal presented has been carefully considered, is technically resolved, deliverable and buildable.

Group 1, addresses MPIS criteria:

- MPIS 1.1 Use and Activation ✓
- MPIS 1.2 Context and Landscape ✓
- MPIS 1.3 Built Form and Architectural Design ✓
- MPIS 1.4 Public Domain and Passive Surveillance ✓
- MPIS 2.1 Car Parking and Access
- MPIS A.1 The Project Site ✓
- MPIS A.2 The Locality ✓
- MPIS A.3 The Development
- MPIS A.4 The Design Response ✓

MPIS Assessment Criteria

We have carefully understood the MPIS criteria, items 1.2 & 1.3 drove the overall direction of the design of the project

1.2 Context and landscape:

- Understand project needed to be:
- “Visually permeable closer to the waterfront”
 - “Physically and visually clear pedestrian connections”
 - “Legible pedestrian movement & community access to the waterfront”
 - “Reinforces the physical contact and visual experience with water”

1.3 Built Form and Architectural Design:

- “Allow for a visual connection with the timtumi minanya/River Derwent and kunanyi/Mount Wellington”
- “Provides a built form that allows for visual transparency and permeability”

1.2 Context and landscape

Criterion

The proposed **development** is to:

- (a) be of a design that responds and contributes to its context and the surrounding **landscape** through articulation, siting, materials, and colours;
- (b) be sited to give effect to the design principles of the Kangaroo Bay UDS having lower and lightweight/visually permeable structures closer to the waterfront; and
- (c) provide physically and visually clear pedestrian connections between Kangaroo Bay Drive and the **Village**, consistent with the intent of the Kangaroo Bay UDS;

to an acceptable level.

- In considering the criterion, the Panel may have regard to the extent to which the major project:
- complements the context of **Kangaroo Bay** and the existing forms via the articulation, architectural expression, pattern of design details, materials and colours;
 - treats the **Kangaroo Bay** waterfront as a continuous public space with an emphasis on safe, legible pedestrian movement and community access to the waterfront;
 - reinforces the physical contact and visual experience with water; and
 - responds to any advice received from a state agency or council.

1.3 Built form and architectural design

Criterion

The design of the proposed **development** is to achieve a scale and height appropriate to the existing or desired future character of the **surrounding area** and **landscape** setting.

The scale, height and architectural design of the proposed **development** is to:

- (a) allow for a visual connection with the timtumi minanya/River Derwent and kunanyi/Mount Wellington; and
- (b) respond and relate to the waterside location and maritime activities, being reflected in the colours and materials of the built and spatial form;

to an acceptable level.

- In considering the criteria, the panel may have regard to the extent to which the proposed **development**:
- has a compatible height, form and scale with the existing spatial and built form of the **surrounding area**;
 - provides built forms that are of contemporary design and cognisant of the high visibility of the **project site**;
 - provides a built form that allows for visual transparency and permeability;
 - is orientated towards the waterfront; and
 - responds to any advice received from a state agency or council.

Site photo, View of Mount Wellington

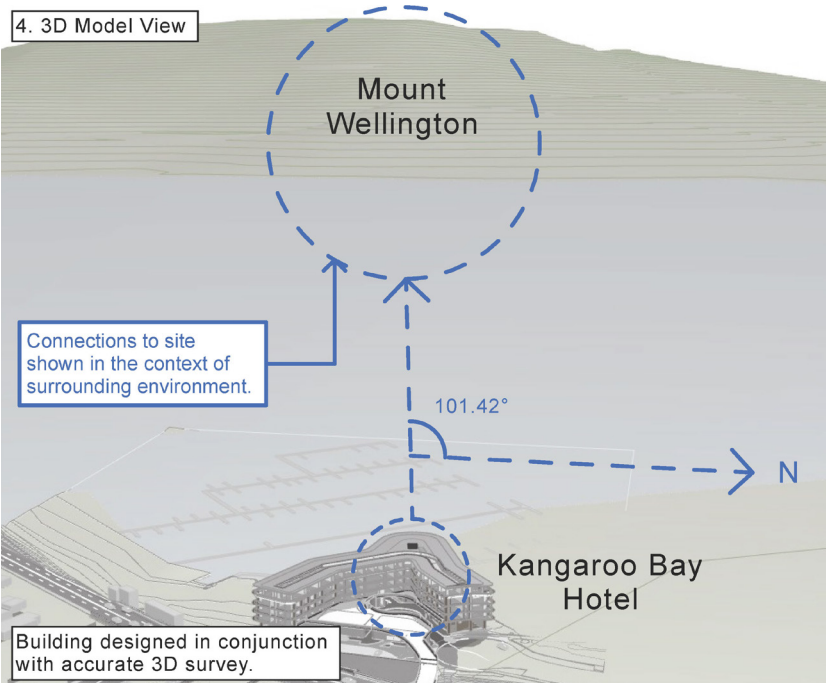
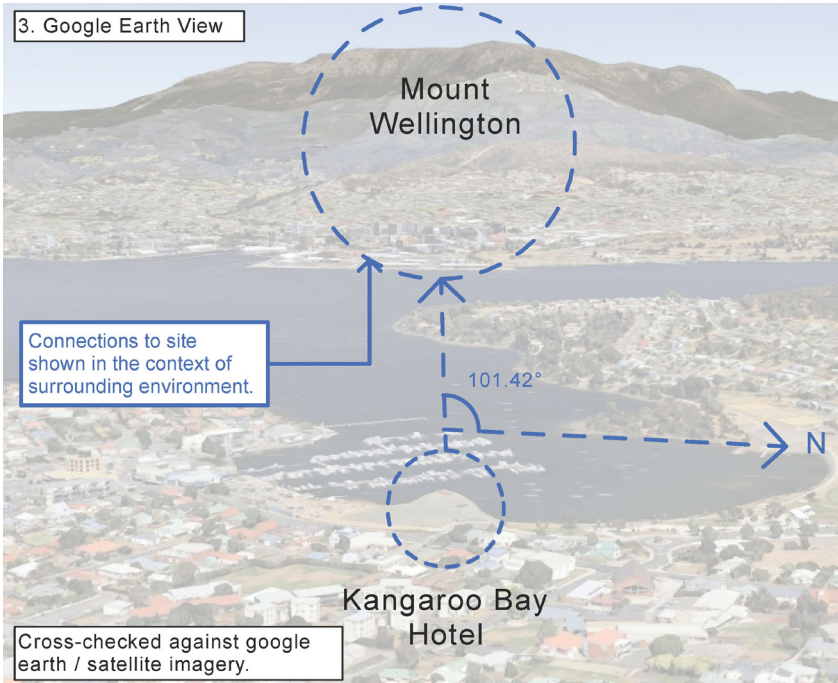
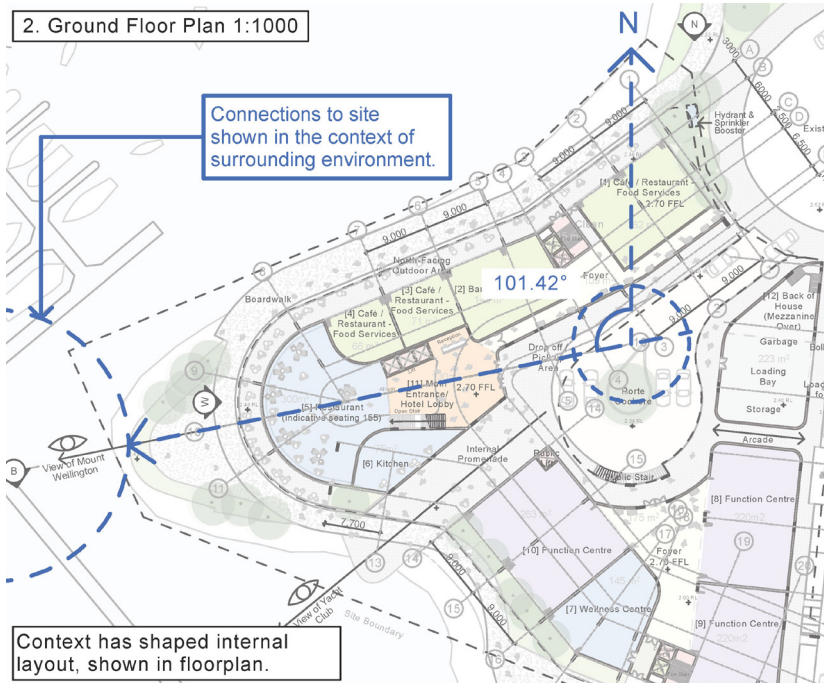
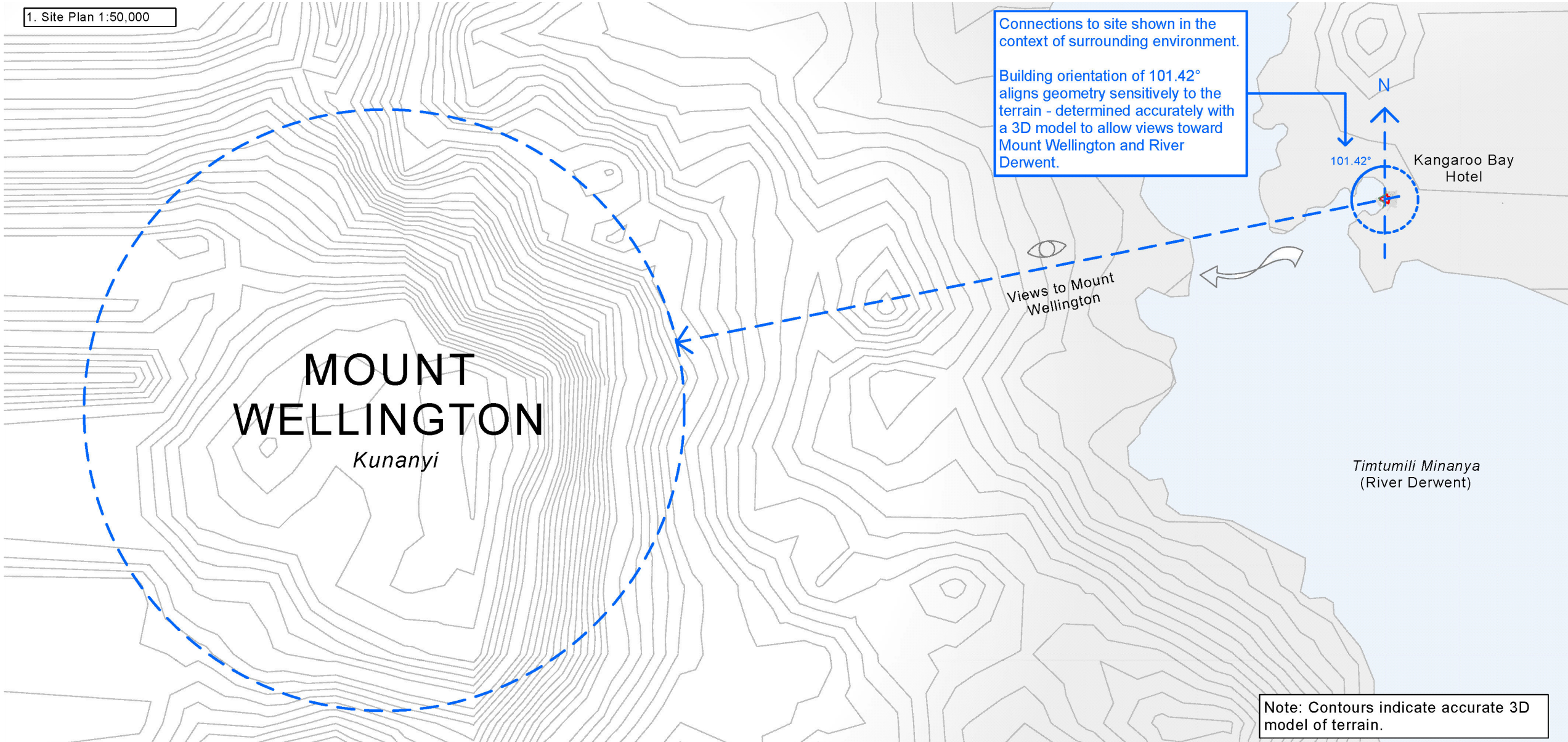


Kunanyi / Mount Wellington is Hobart's defining natural landmark, shaping the city's identity, climate and outlook. Its powerful presence provides a central reference for the design, informing the buildings orientation, form and connection to place.

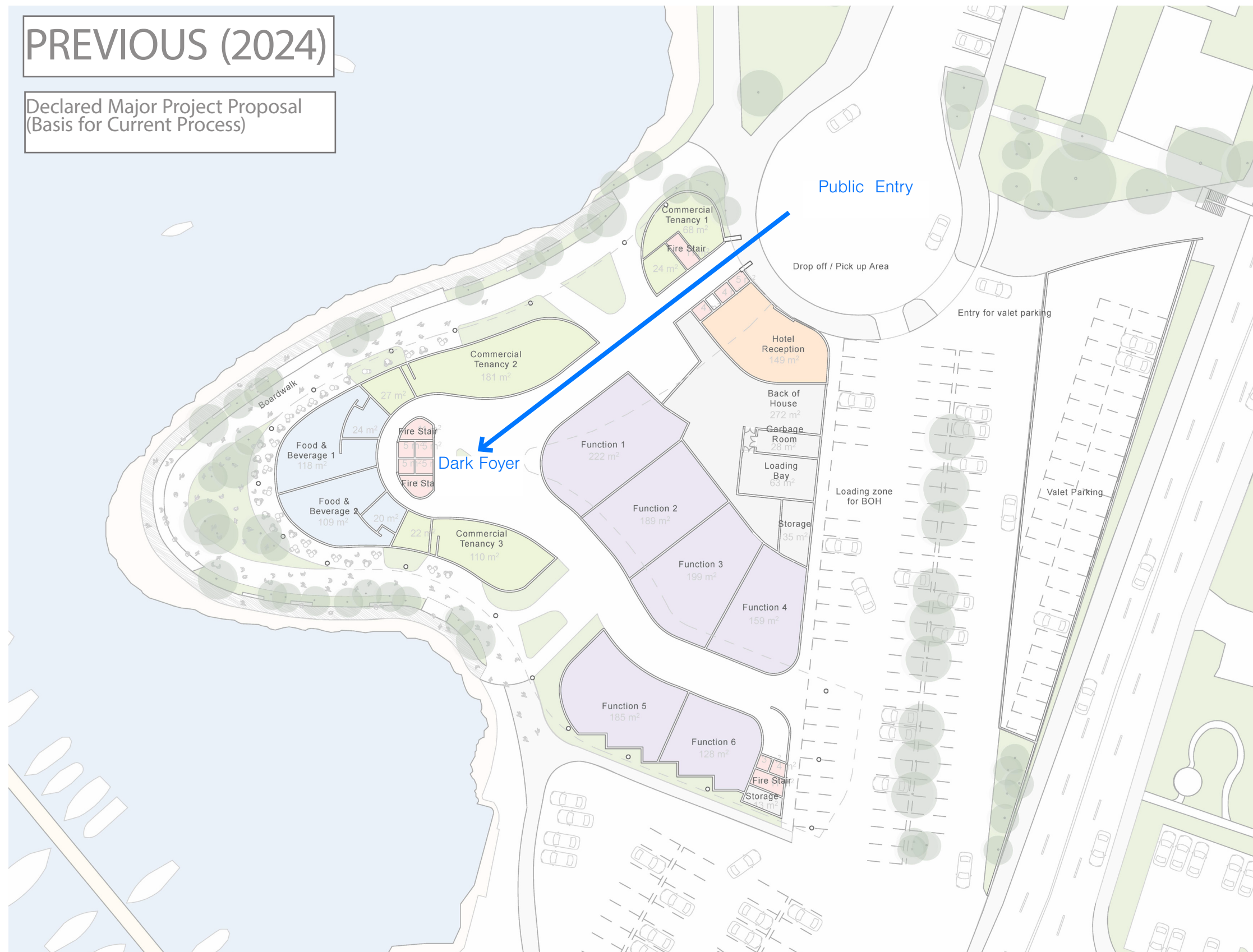
Provided supplementary MPIS information, to respond to the TPC feedback:

“1.3.1 The connection to Timtumili Minanya/River Derwent and Kunanyi/ Mount Wellington is demonstrated via montages showing view lines from inside the building, but not in the context of the surrounding environment.”

The Kangaroo Bay Hotel has been positioned and oriented at 101.42° in response to the surrounding topography, waterfront and key view corridors toward Kunanyi / Mount Wellington and Timtumili Minanya / River Derwent. The building geometry and ground-floor layout were developed using an accurate 3D terrain model and cross-checked against satellite imagery, ensuring that site connections, internal planning and major public spaces respond directly to the surrounding environment.



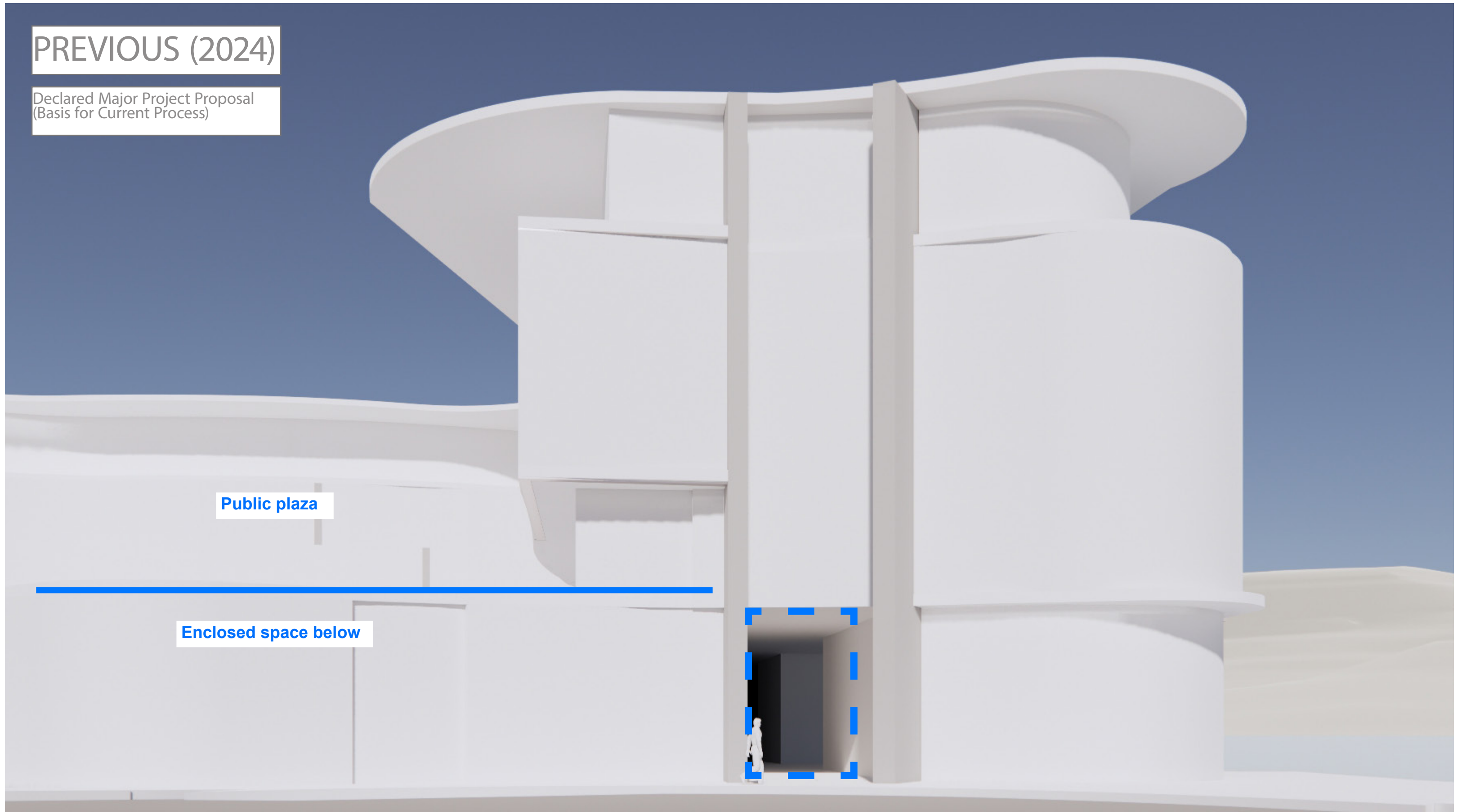
Declared Major Project Proposal (Basis for Current Process)
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Previous Ground Floor Design

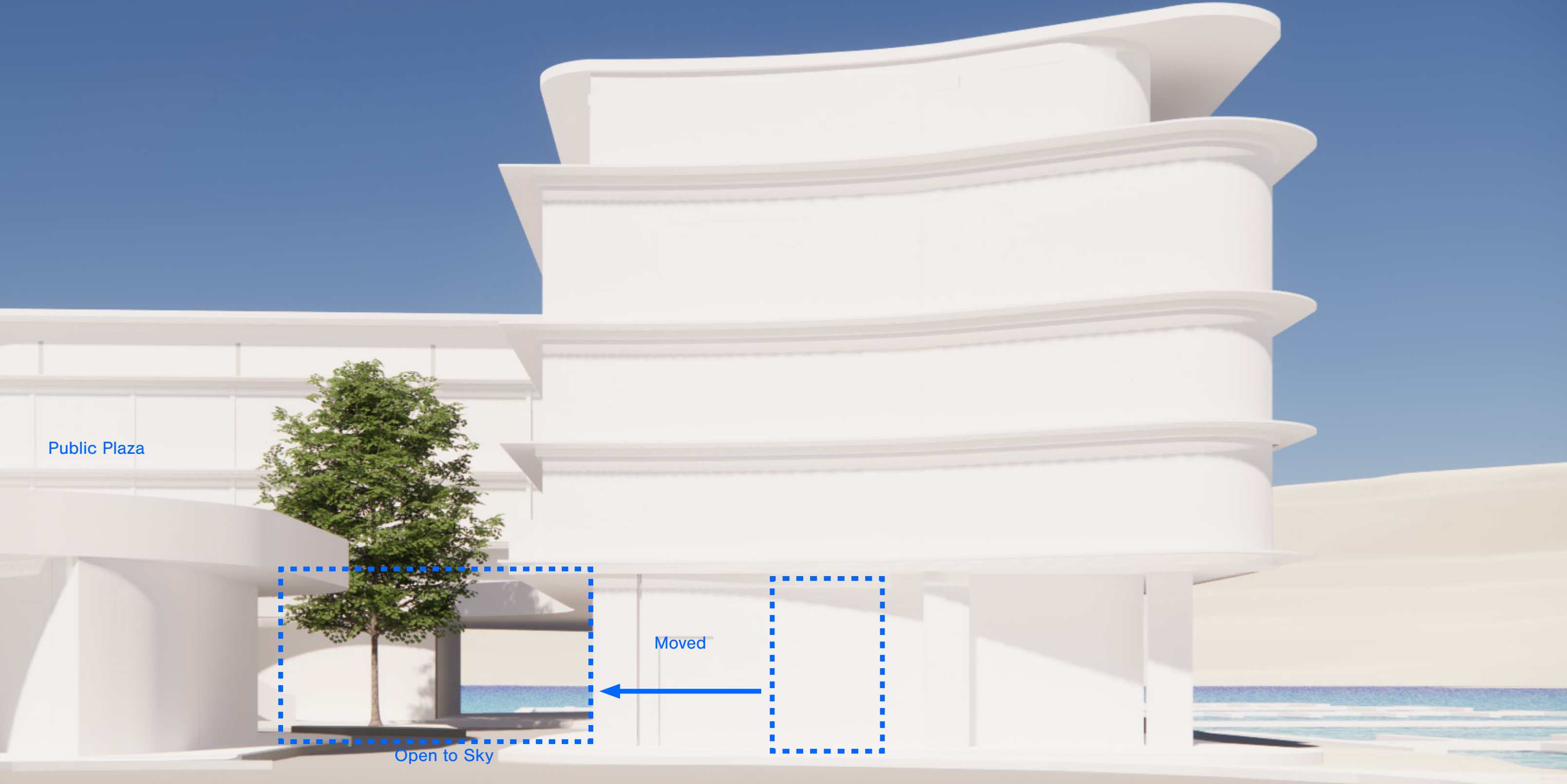
PREVIOUS (2024)

Declared Major Project Proposal
(Basis for Current Process)



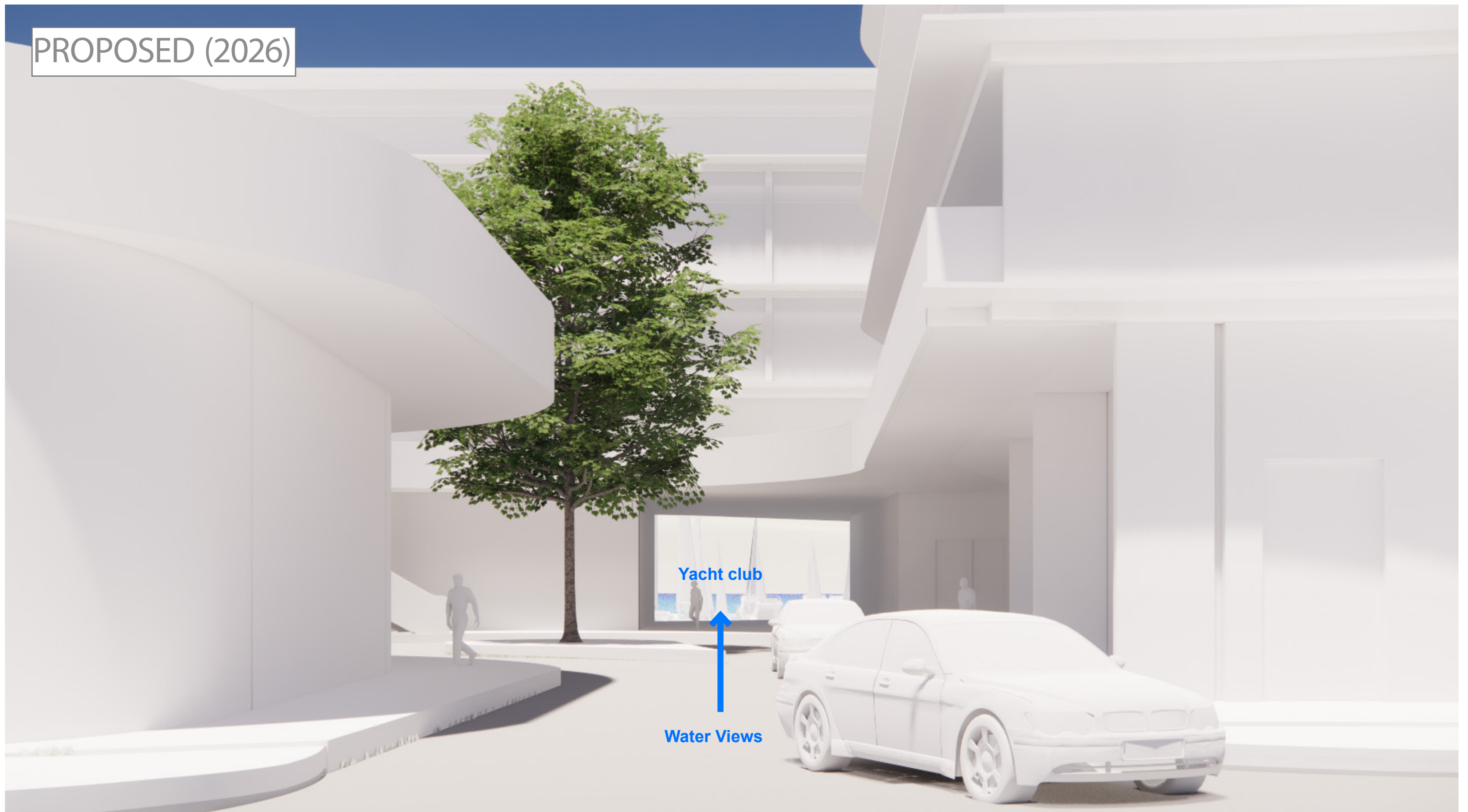
The public entrance was a dark, enclosed space, disconnected from the waterfront. It lacks physical and visual connection.

PROPOSED (2026)



Public circulation has been prioritized, relocated and integrated with a porte cochère that is open, light, and welcoming.

PROPOSED (2026)



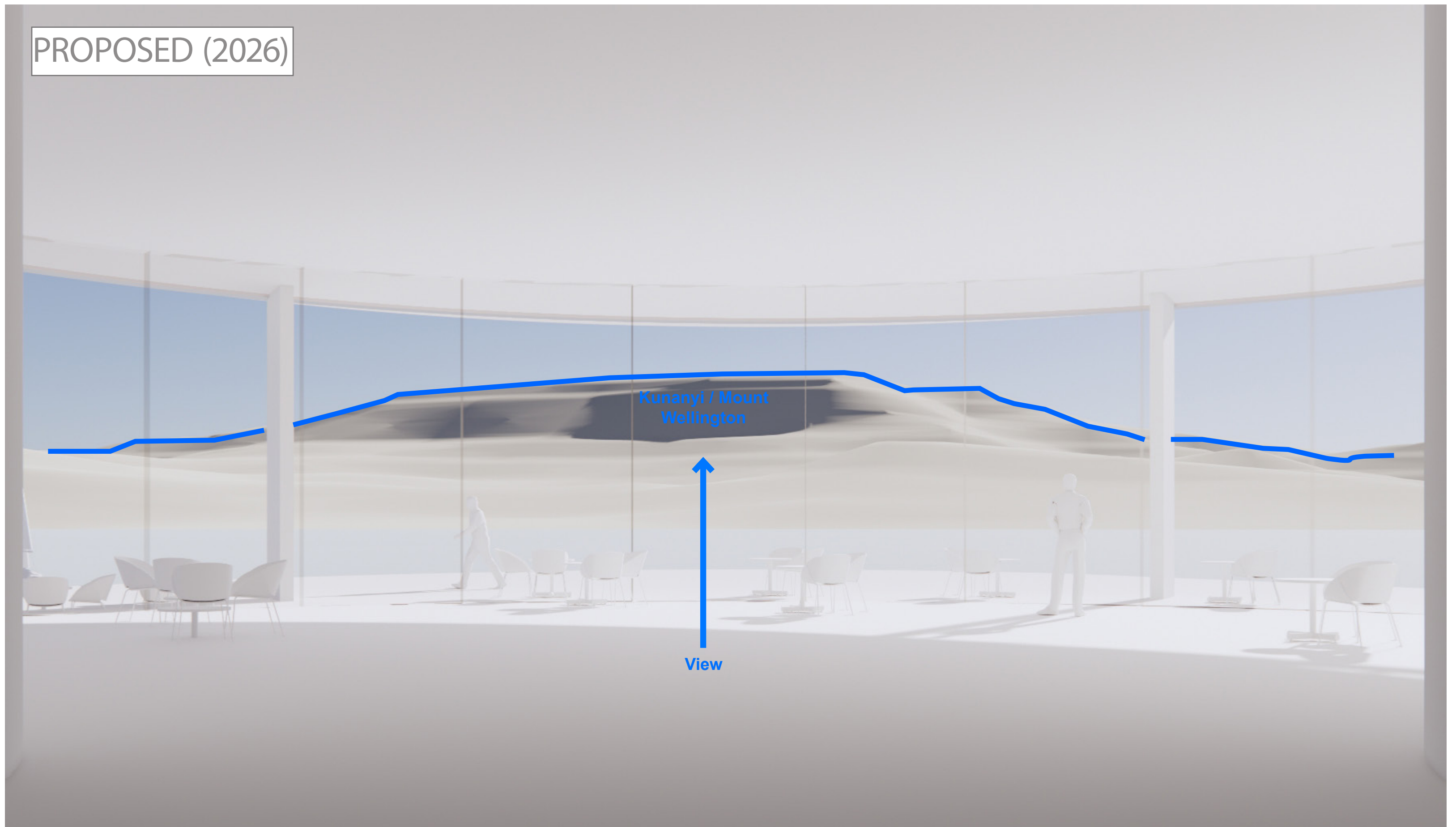
The public internal promenade is light-filled and visually permeable.

PROPOSED (2026)



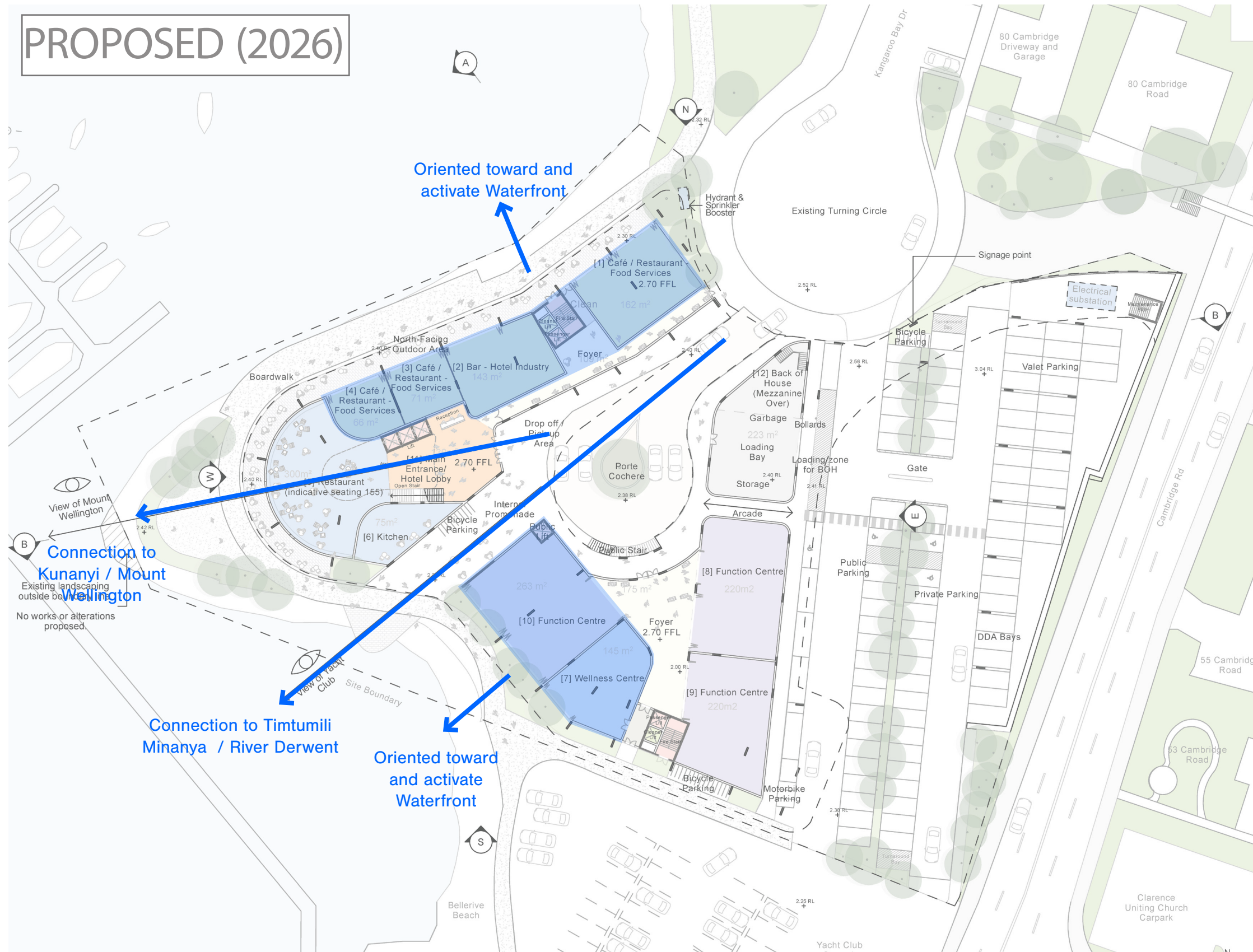
A expansive, atrium enhances visual connection.

PROPOSED (2026)



Food and beverage space with strong visual connection to the waterfront and Kunanyi / Mount Wellington, allows the building to connect with landscape and context.

In the updated design you can see there are multiple connections to the waterfront and an activated public domain.



Proposed Ground Floor Design

Group 2, addresses MPIS criteria:

MPIS 1.1 Use and Activation ✓

MPIS 1.2 Context and Landscape

MPIS 1.3 Built Form and Architectural Design

MPIS 1.4 Public Domain and Passive Surveillance ✓

MPIS 2.1 Car Parking and Access

MPIS A.1 The Project Site

MPIS A.2 The Locality

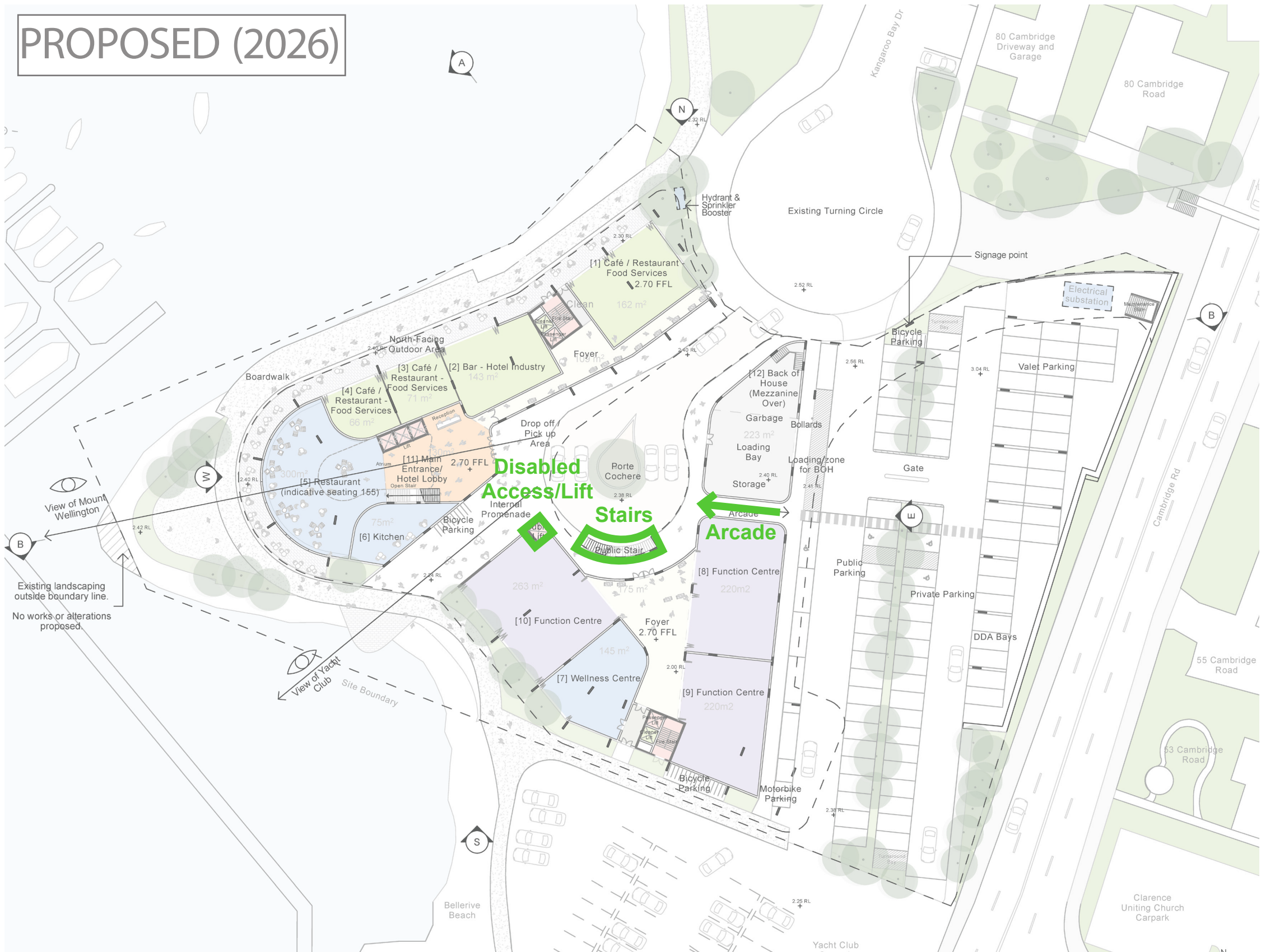
MPIS A.3 The Development

MPIS A.4 The Design Response ✓

PROPOSED (2026)

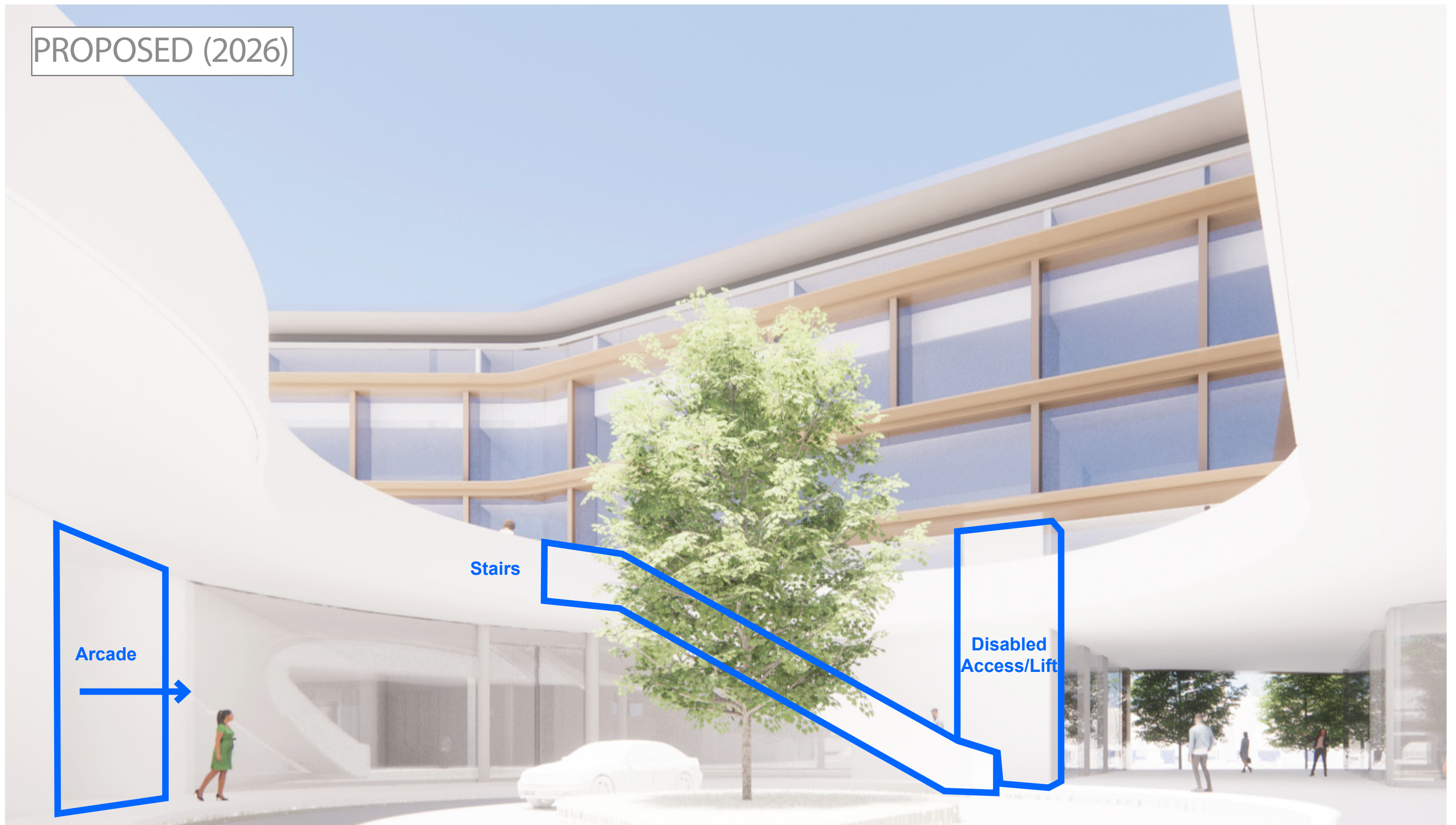


Proposed First Floor Design



Proposed Ground Floor Design

PROPOSED (2026)



The porte-cochère is an exciting space, with multipul uses. With light atmosphere, columns are removed to ensure visual openness. This enhances the public domain and allows for passive surveillance and connection to waterfront.

Group 3, addresses MPIS criteria:

MPIS 1.1 Use and Activation

MPIS 1.2 Context and Landscape

MPIS 1.3 Built Form and Architectural Design ✓

MPIS 1.4 Public Domain and Passive Surveillance

MPIS 2.1 Car Parking and Access

MPIS A.1 The Project Site

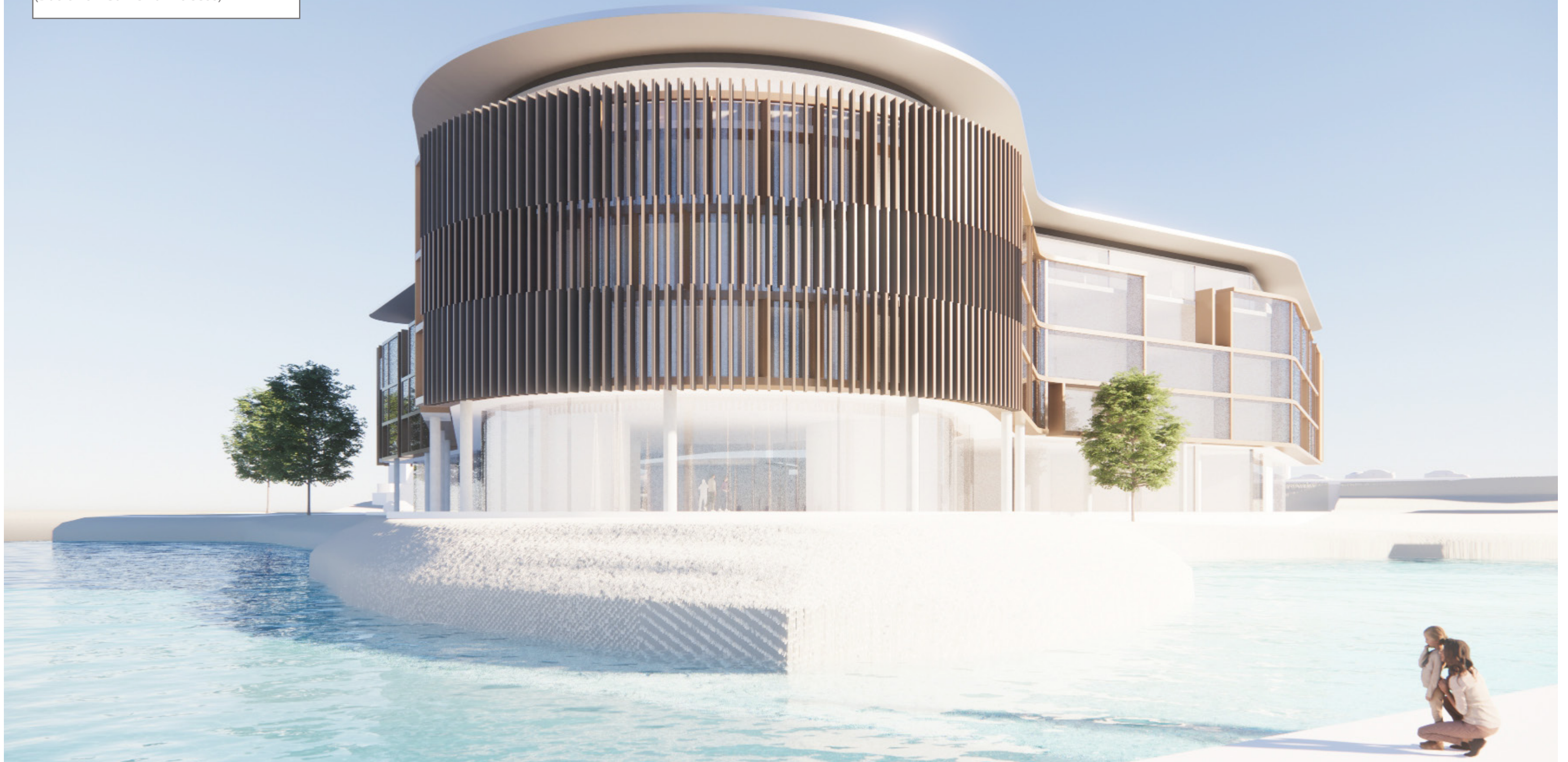
MPIS A.2 The Locality

MPIS A.3 The Development

MPIS A.4 The Design Response ✓

PREVIOUS (2024)

Declared Major Project Proposal
(Basis for Current Process)



2024 schemes vertical louvers create a heavy, defensive façade around the waterfront, making it feel closed and uninviting.

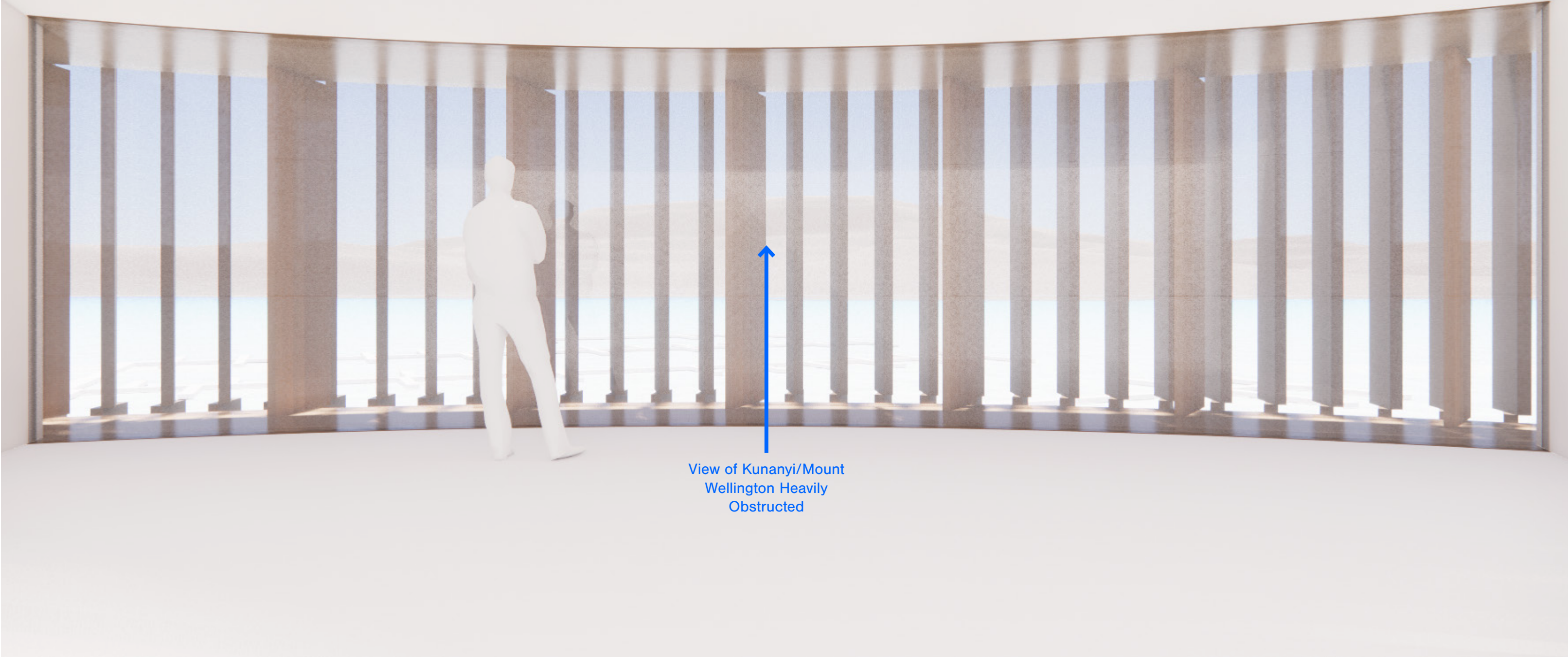
PROPOSED (2026)



Proposed scheme, redefines the facade into a long fluid building, with horizontal louvers, enhance visual transparency and permeability around the waterfront.

PREVIOUS (2024)

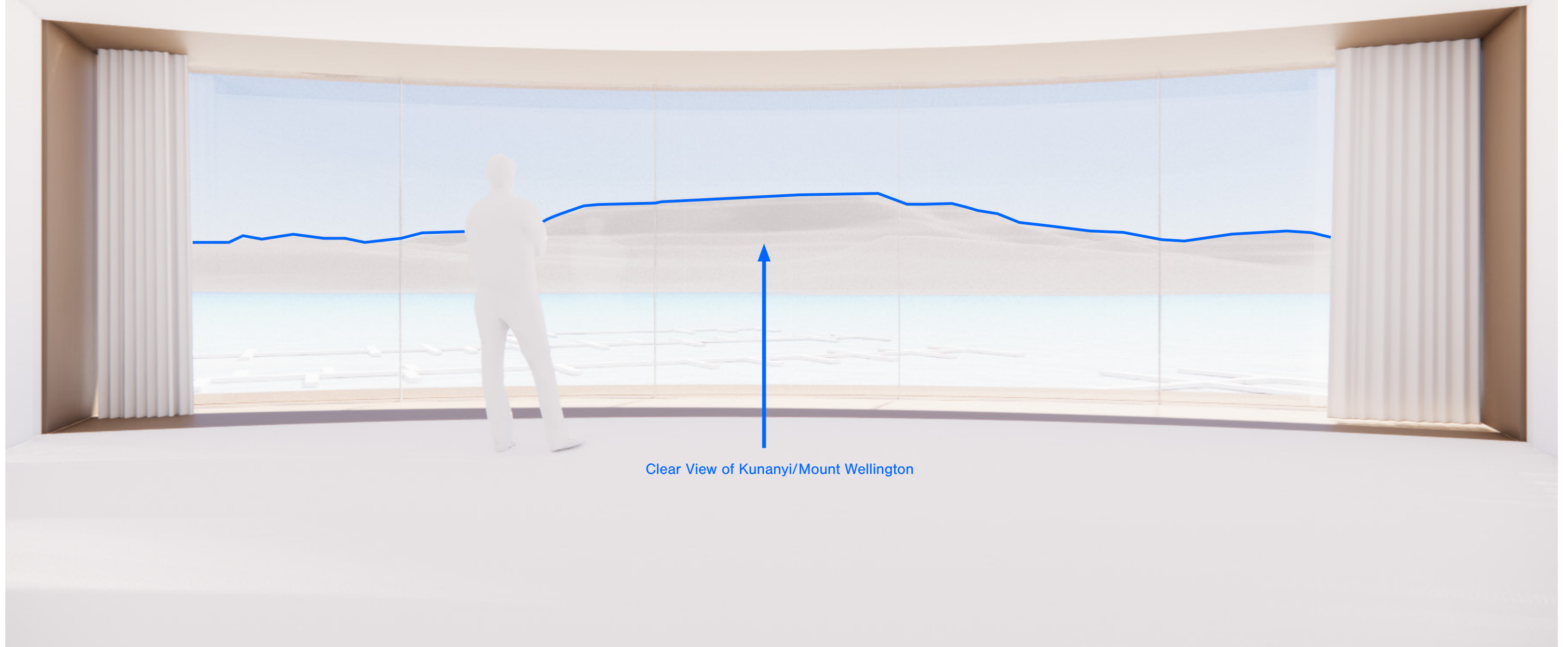
Declared Major Project Proposal
(Basis for Current Process)



View of Kunanyi/Mount
Wellington Heavily
Obstructed

2024 designs internal rooms were disconnected from waterfront.

PROPOSED (2026)



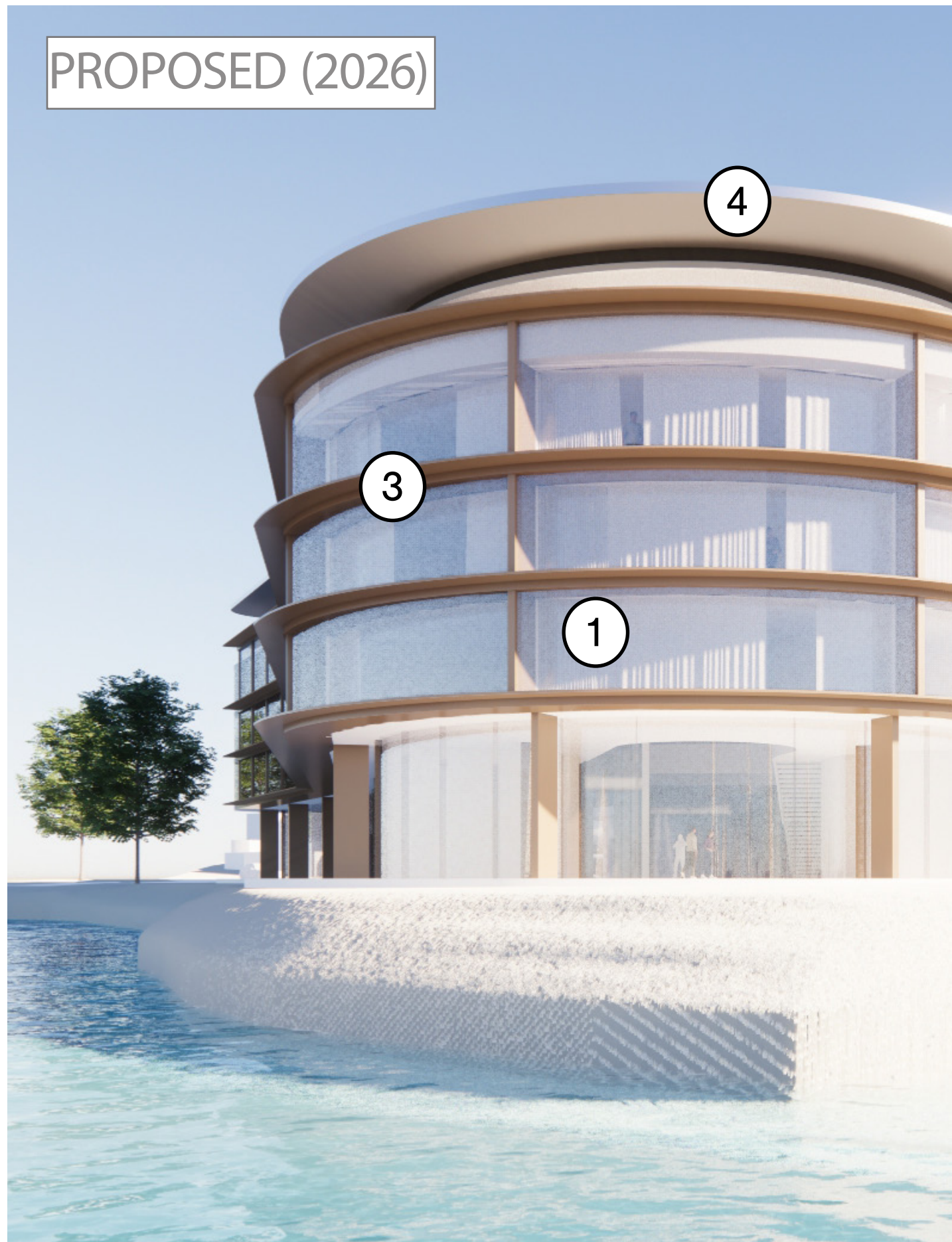
Clear View of Kunanyi/Mount Wellington

Proposed schemes is open and connected with waterfront.

Group 4, addresses MPIS criteria:

- MPIS 1.1 Use and Activation
- MPIS 1.2 Context and Landscape
- MPIS 1.3 Built Form and Architectural Design
- MPIS 1.4 Public Domain and Passive Surveillance
- MPIS 2.1 Car Parking and Access
- MPIS A.1 The Project Site
- MPIS A.2 The Locality
- MPIS A.3 The Development ✓
- MPIS A.4 The Design Response

PROPOSED (2026)



① Glass



② Concrete



③ Timber look cladding



④ Metal cladding

The material palette combines warm timber, transparent glazing, concrete and refined metal detailing to create a light, contemporary expression grounded in the character of Kangaroo Bay.

1. Introduction

Kangaroo Bay Hotel

The following report nominates materials and finishes for the construction of Kangaroo Bay Hotel.

1.1. Proposal

The architectural articulation, detailing and material expression of the Kangaroo Bay Hotel have been developed to complement the established character of Kangaroo Bay and respond to its prominent waterfront setting. The proposal adopts a refined and cohesive palette of glazing, natural grey concrete, timber-look aluminium and metallic silver-grey aluminium, balancing solidity and transparency while establishing a warm, contemporary coastal character.



Image 1: Artist Impression of hotel proposal.

Expansive low-reflectivity glazing provides visual permeability through the building, supports natural daylight and frames views toward the Tīmūtū Minarā / River Derwent and Kunanyi / Mount Wellington. The glazing is arranged within slim-profile, light-coloured aluminium framing to

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A. EXTERNAL FINISHES SCHEDULE	
Materials	
Glazing	
1	
Description:	Colour and finish:
Commercial-grade window, door and fixed glazing system constructed from slim-profile extruded aluminium framing designed to remain visually recessive within the façade. The system is to comprise predominantly fixed glazing with selected operable windows, glazed hinged doors and glazed sliding doors.	Clear, low-emissivity, low-reflectivity glazing with slim-profile aluminium framing
Framing is to have a durable, light-coloured powder-coated finish selected to complement the architectural palette. Mullions, transoms and perimeter framing are to align with the consistent window divisions established by the typical 9-metre structural grid. Full-height glazing is to be provided where shown.	in a durable, light-coloured powder-coated finish.
Window and door frames are to be installed generally flush and integrated with adjoining façade finishes. Perimeter flashings, drainage components, fixings and sealant joints are to be concealed where practicable while maintaining effective weatherproofing, drainage, movement accommodation and access for maintenance.	

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Kangaroo Bay Hotel

maintain a visually recessive appearance and minimise interruption across the façade. Its low-reflectivity finish will reduce glare and potential visual impacts on surrounding properties, public spaces and the waterfront.

Exposed architectural concrete provides a sense of permanence and forms the podium, ground-floor walls, structural elements, selected soffits and upper-level infill walls. The natural grey concrete contrasts with the lighter glazed areas and introduces depth and solidity across the elevations. Expressed formwork joints, subtle tonal variation and the natural weathering of the material will contribute to the building's architectural character and patina over time.

Light-toned timber-look aluminium cladding is applied to the continuous horizontal louvres and expressed vertical columns. These elements provide solar shading, follow the building's curved façade geometry and create a coordinated framework around the glazing. The warm timber tone softens the scale and appearance of the building, while providing the durability and low-maintenance performance required within a marine environment.

Prefinished silver-grey aluminium cladding forms the roof edge, upper-level crown and associated turn-down panels above the upper-level glazing and doors. The folded fascia and soffit returns create a continuous, lightweight termination to the building and reinforce the flowing horizontal profile of the roof. The silver-grey finish is deliberately recessive and low-reflectivity, allowing the crown to recede, from the warmer façade elements below.

Together, the nominated materials provide a durable, low-maintenance and contextually appropriate architectural response for Kangaroo Bay. All external materials, finishes, support systems and fixings are selected to withstand the high-exposure marine environment while maintaining the intended appearance and long-term performance of the development.

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A. EXTERNAL FINISHES SCHEDULE	
Visible framing junctions, glazing beads, hardware and associated components are to be coordinated to minimise visual interruption and maintain a consistent, refined façade expression.	
The system is to incorporate double-glazed, clear low-emissivity glass with a low-reflectivity external finish. Glass type, thickness, composition and safety classification are to suit the location, panel size, structural loading, acoustic performance and energy-efficiency requirements, and comply with the relevant Australian Standards and National Construction Code requirements for safety glazing.	
White sheer and blackout curtains are to be provided to hotel rooms. Curtains are to be full height, coordinated with the window framing and installed on S-fold tracks to reinforce the curved architectural expression and create depth behind the glazed façade. The layered treatment is to provide privacy, assist in reducing heat loads and glare, and limit reflections through the glazing.	
Compatible seals, gaskets, flashings, drainage provisions, fixings, hardware and weatherproofing components are to form part of a complete and coordinated commercial glazing system. All exposed aluminium components, fixings and hardware are to be corrosion-resistant and suitable for a high-exposure marine environment.	
The complete glazing system is to satisfy the relevant Australian Standards and National Construction Code requirements for structural performance, weatherproofing, acoustic performance, energy efficiency, safety glazing, accessibility and durability.	

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A. EXTERNAL FINISHES SCHEDULE	
General Notes	
1. Refer to the Architectural Drawings for the location, extent, configuration and interfaces of all materials and finishes.	
2. This schedule is to be read in conjunction with the Architectural Drawings, consultant documentation, manufacturer recommendations, the National Construction Code and relevant Australian Standards.	
3. All external façade materials, coatings, substrates, support systems, flashings, fixings, sealants and associated components are to be suitable for a high-exposure marine environment.	
4. External materials and finishes are to be UV-stable, corrosion-resistant, weather-resistant and selected for long-term durability and low maintenance.	
5. All materials are to be non-combustible where required and are to satisfy relevant fire performance requirements, including requirements applying to façade systems, insulation, sarking, sealants, cavity barriers and associated components.	
6. All façade and external envelope systems are to satisfy relevant structural, weatherproofing, waterproofing, condensation management, acoustic, thermal and energy-efficiency requirements.	
7. Materials, support systems and fixings are to accommodate structural movement, thermal expansion and contraction, construction tolerances and differential movement between adjoining materials.	

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A. EXTERNAL FINISHES SCHEDULE	
Concrete	
2	
Description:	Colour and Finish:
Exposed architectural concrete is proposed throughout the building, including off-form concrete walls to the podium and ground floor, structural concrete columns, structural walls, selected concrete slabs and exposed concrete balustrades to the green plaza and public bridge.	Natural grey concrete.
Concrete also forms selected upper-level infill walls between the expressed timber-look clad columns, including concrete walls at the uppermost occupied level.	Class 2 off-form architectural finish to prominent public-facing surfaces, upper-level façade infill walls and exposed soffits within the public domain, foyer and internal promenade.
Prominent public-facing concrete surfaces are to achieve a Class 2 off-form architectural finish, with a consistent natural grey colour, texture and overall quality. This requirement also applies to upper-level façade infill walls and the undersides of exposed concrete ceilings and soffits within the public domain, foyer and internal promenade.	Clear low-sheen protective sealer to exposed architectural concrete surfaces, with clear anti-graffiti treatment to publicly accessible surfaces.
Concrete within car parks, service areas and other secondary locations may have a Class 3 off-form concrete finish appropriate to its functional use.	
Formwork panel sizes and layouts are to suit the structural and construction requirements of each element. Formwork joints are to remain expressed as part of the architectural character of the concrete.	
Exposed edges and corners are to incorporate a small, consistent chamfer to reduce chipping and improve durability while maintaining a refined architectural finish.	

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A. EXTERNAL FINISHES SCHEDULE	
8. Junctions between materials are to be carefully coordinated, with flashings, cappings, sealants, membranes, drainage paths and ventilation provisions incorporated as required to form complete and durable systems.	
9. Visible fixings are to be minimised where practicable. Exposed fixings, brackets and hardware are to be corrosion-resistant and selected to match or complement adjacent finishes.	
10. Materials and finishes are to be installed in accordance with manufacturer requirements, relevant Australian Standards and accepted industry practice by appropriately qualified trades.	
11. Materials are to be consistent in colour, texture and finish across adjoining surfaces.	
12. Material selections are to meet the appearance, performance, durability, finish and environmental requirements set out in this document.	
13. Cutting, folding, drilling and other fabrication processes are not to compromise protective coatings, corrosion resistance or the long-term durability of the material.	
14. Dissimilar metals are to be separated to prevent galvanic corrosion. Compatible fixings, isolation materials and sealants are to be used throughout.	
15. Finished surfaces are to be protected during fabrication, transport, storage and construction. Damaged, stained, distorted or visibly inconsistent materials are to be repaired or replaced.	
16. Completed systems are to allow for safe access, inspection, cleaning, maintenance and replacement of components where reasonably required.	
17. All external paving, landscape surfaces and landscape finishes are excluded from this architectural materials schedule and are to be in accordance with the Landscape Architect's drawings and specifications.	

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A. EXTERNAL FINISHES SCHEDULE	
Concrete balustrades are to be formed as solid concrete walls, with top surfaces graded to provide positive drainage. Top edges are to incorporate consistent chamfers, with no separate capping.	
Electrical conduits and other service pathways within exposed concrete elements are to be concealed within the concrete construction. Service penetrations, outlets, fixtures and access points are to be coordinated before pouring and positioned to minimise disruption to visible off-form surfaces. Surface-mounted conduits are not proposed to prominent exposed concrete areas or exposed public-facing soffits.	
Concrete mixes, reinforcement cover, formwork systems, curing and construction methods are to be suitable for the structural application, exposure conditions and marine environment.	
Exposed architectural concrete surfaces are to receive a clear, low-sheen protective sealer compatible with the substrate and intended exposure conditions. Publicly accessible concrete surfaces are also to receive a clear anti-graffiti treatment that does not materially alter the natural colour, texture or appearance of the concrete.	
Visible surfaces are to be free from significant defects, staining, excessive blowholes, honeycombing and unintended colour variation. Minor tonal variation, expressed formwork joints and natural weathering are acceptable where consistent with the intended architectural character. Patching and making good are to use compatible materials and methods that minimise visual contrast with the surrounding concrete.	
This architectural materials specification applies to the building fabric only. All external paving, trafficable surfaces and landscape floor finishes are to be in accordance with the Landscape Architect's drawings, schedules and specifications.	

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A. EXTERNAL FINISHES SCHEDULE	
Timber-look Cladding	
3	
Description:	Colour and finish:
Timber-look cladding is to comprise non-combustible folded aluminium sheet with a durable wood-grain finish. The cladding is proposed to the continuous horizontal louvres and selected expressed vertical façade columns.	Light-toned wood-grain finish selected to complement the architectural palette and surrounding coastal landscape.
The horizontal louvres are to be fixed, non-operable architectural shading elements. The folded aluminium cladding is to be fabricated to follow the curved façade geometry, maintaining smooth, continuous horizontal lines and consistent proportions around curved elevations, corners and transitions.	Grain direction is to run longitudinally along horizontal elements and vertically to columns.
All visible faces, undersides, edges, returns and end conditions of the horizontal louvres are to receive the timber-look finish so that each element reads as a fully wrapped and consistently finished architectural component from all public viewpoints.	
Selected vertical columns, as per Architectural Drawings, are to be fully wrapped on all visible faces and returns using the same timber-look folded aluminium sheet. Fixings are to be concealed, and panel joints are to adopt the same fine, consistent shadow-gap treatment used elsewhere across the façade.	

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A. EXTERNAL FINISHES SCHEDULE	
The wood-grain direction is to be coordinated with the orientation of each element, running longitudinally along horizontal louvres and vertically to clad columns and other vertical elements. Grain is to remain consistent across adjoining panels, folds, returns and junctions.	
Panel joints are to be expressed as fine, consistent shadow gaps aligned with the architectural module and façade geometry. Joint widths, terminations and intersections are to be coordinated to provide a uniform appearance across straight, curved and returning elements.	
Folded profiles, corners, junctions and returns are to be carefully coordinated to maintain continuous lines, consistent proportions and a refined appearance across the façade. Panels are to be installed over a concealed supporting subframe, with flashings, drainage provisions and interfaces coordinated with adjoining glazing, concrete and cladding systems.	
Visible fixings are to be minimised, with allowance for thermal movement, drainage, ventilation and maintenance access.	
The aluminium sheet, finish system, subframe, brackets, fixings and associated components are to be suitable for a high-exposure marine environment. The finish is to be UV-stable, corrosion-resistant and low-reflectivity.	

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A. EXTERNAL FINISHES SCHEDULE	
Metal Cladding	
4	
Description:	Colour and Finish:
Metal cladding is to comprise prefinished folded aluminium sheet with a metallic silver-grey finish to the roof edge, upper-level crown and associated upper-level turn-down panels above the doors and glazing.	Prefinished silver-grey aluminium with a low-reflectivity appearance and subtle natural variation typical of prefinished metal sheeting.
The turn-down panels are to be integrated with the folded fascia and soffit return so that the crown reads as a continuous, fully wrapped architectural element from surrounding public areas and when viewed from below.	
Folded profiles are to be fabricated to follow the curved building geometry and maintain smooth, continuous lines around the roof perimeter. The roof-edge cladding is to incorporate a folded fascia, soffit return, cappings and associated folded transitions.	
Panels are to be installed over a concealed supporting subframe, with fine, consistent shadow-gap joints aligned with the architectural geometry. Corners, folds, returns, cappings, flashings and junctions with adjoining roofing, glazing, concrete and façade systems are to be carefully coordinated to provide a continuous and weatherproof finish.	

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A. EXTERNAL FINISHES SCHEDULE	
Visible fixings are to be minimised, with allowance for thermal movement, drainage, ventilation and maintenance access.	
The prefinished aluminium sheet, finish system, subframe, brackets, fixings and associated components are to be suitable for a high-exposure marine environment and selected for long-term corrosion resistance, UV stability and low reflectivity.	
The silver-grey finish may exhibit subtle natural variation characteristic of prefinished metal sheeting. Such variation is acceptable where it remains visually consistent across adjoining panels and does not result in pronounced colour banding, patchiness or unintended contrast.	
Roof drainage is to incorporate round downpipes with a subtle visual appearance. Downpipes are to be finished to match the metallic silver-grey cladding and located in coordinated positions where they do not visually interrupt prominent façades, glazed areas or key architectural elements. Connections, brackets and offsets are to be neatly detailed and visually recessive.	
3. Conclusion	
The nominated materials and finishes provide a durable, low-maintenance and contextually appropriate response for the Kangaroo Bay Hotel. The selected glazing and cladding systems are suited to the coastal environment and support the character of Kangaroo Bay.	

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Supplementary information, to respond to TPC feedback:

“1.2.1 The palette of proposed materials and their colour scheme provides limited details.”

“1.3.3 The architectural plans provide a preliminary external material schedule including glass, timber look cladding, concrete and metal cladding. The specifications of the proposed materials are not provided, limiting information on the Project’s visual response to the surrounding environment.”

In response, a detailed materials specification has been provided, defining the proposed palette, colours, finishes, performance requirements and construction detailing required to document the material selections.

Group 5, addresses MPIS criteria:

MPIS 1.1 Use and Activation

MPIS 1.2 Context and Landscape

MPIS 1.3 Built Form and Architectural Design ✓

MPIS 1.4 Public Domain and Passive Surveillance

MPIS 2.1 Car Parking and Access

MPIS A.1 The Project Site

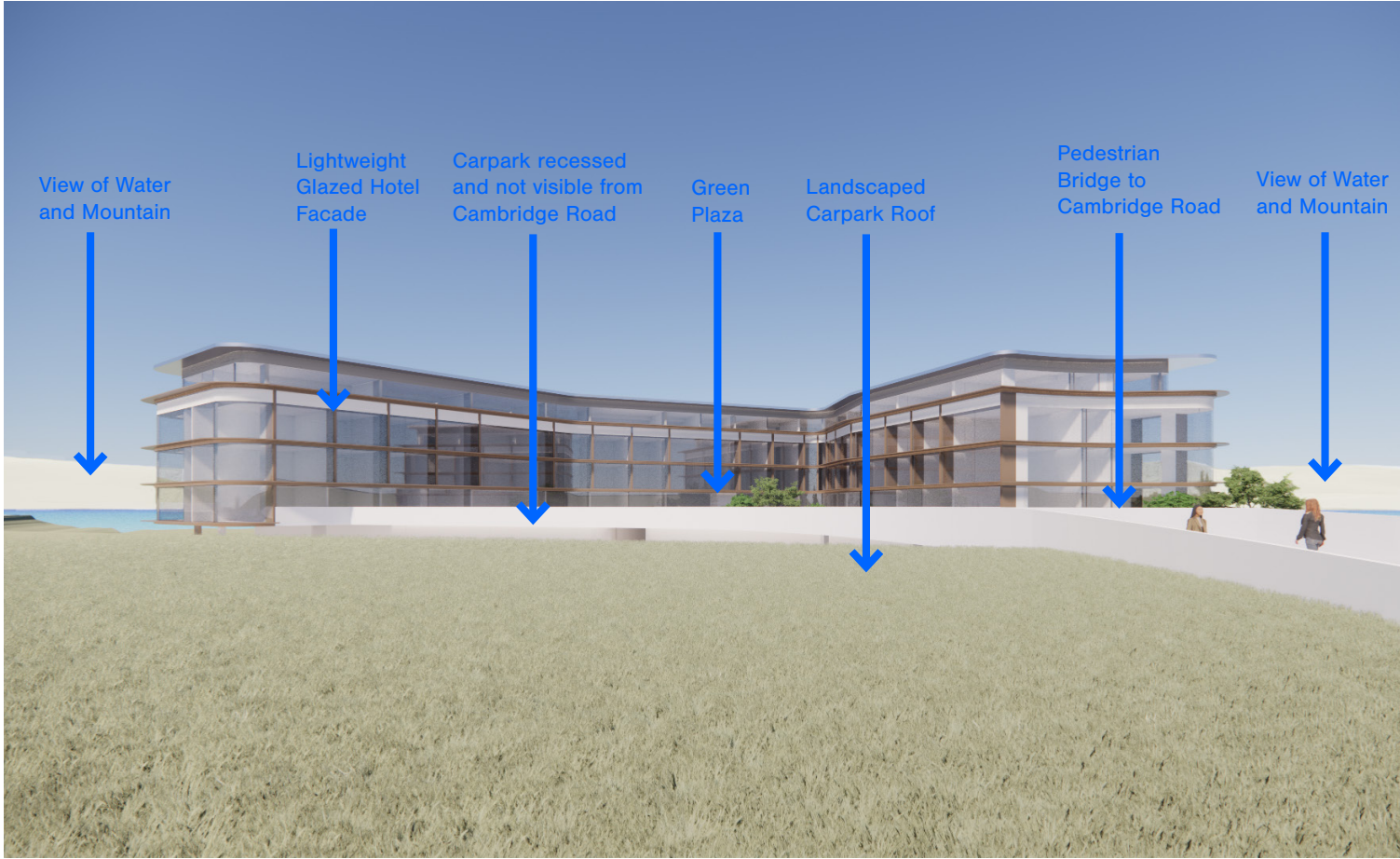
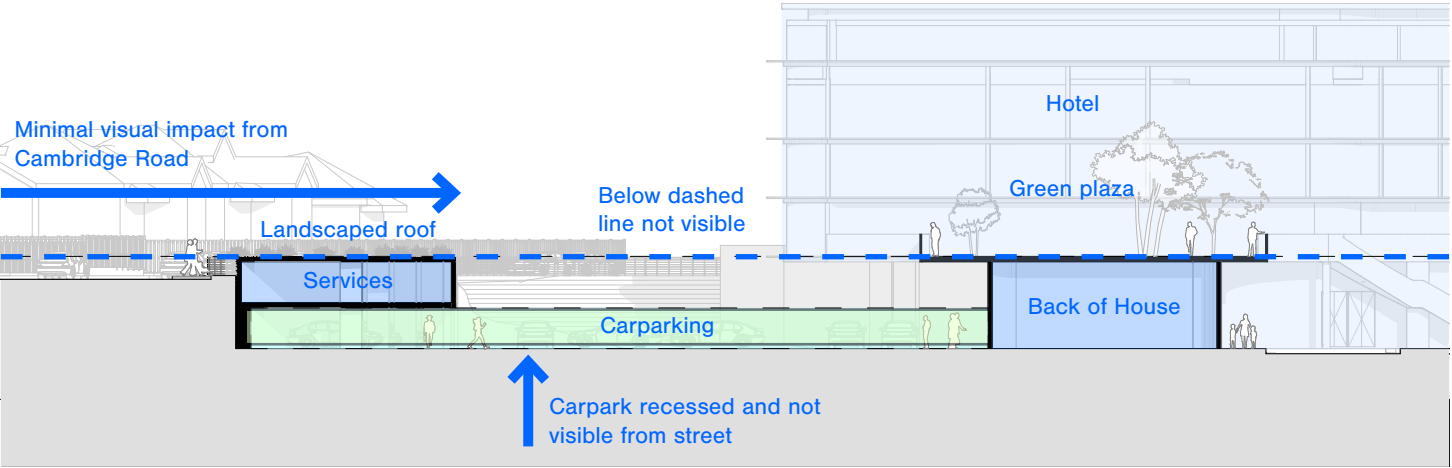
MPIS A.2 The Locality

MPIS A.3 The Development

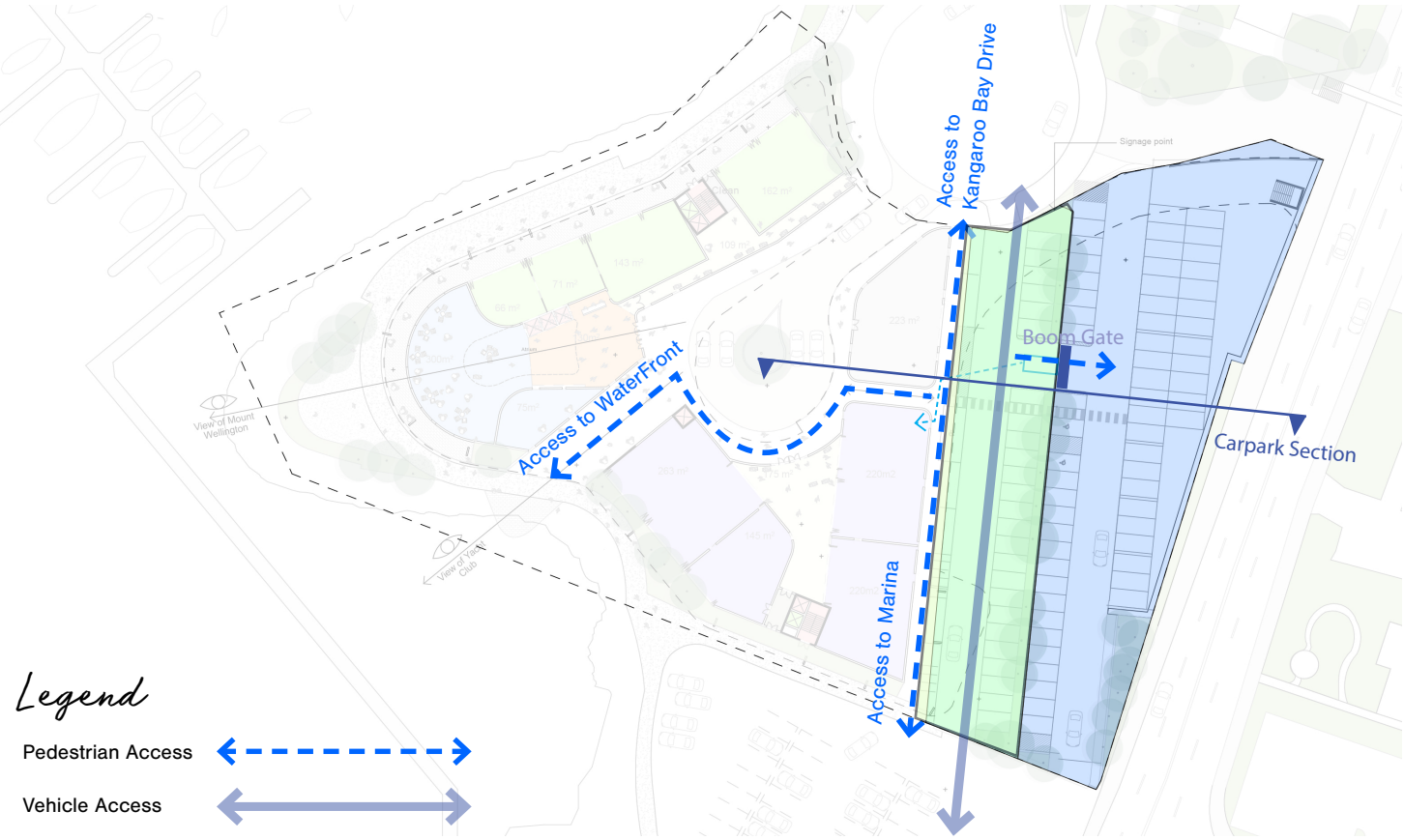
MPIS A.4 The Design Response ✓



Cambridge Road address



View from Cambridge Road

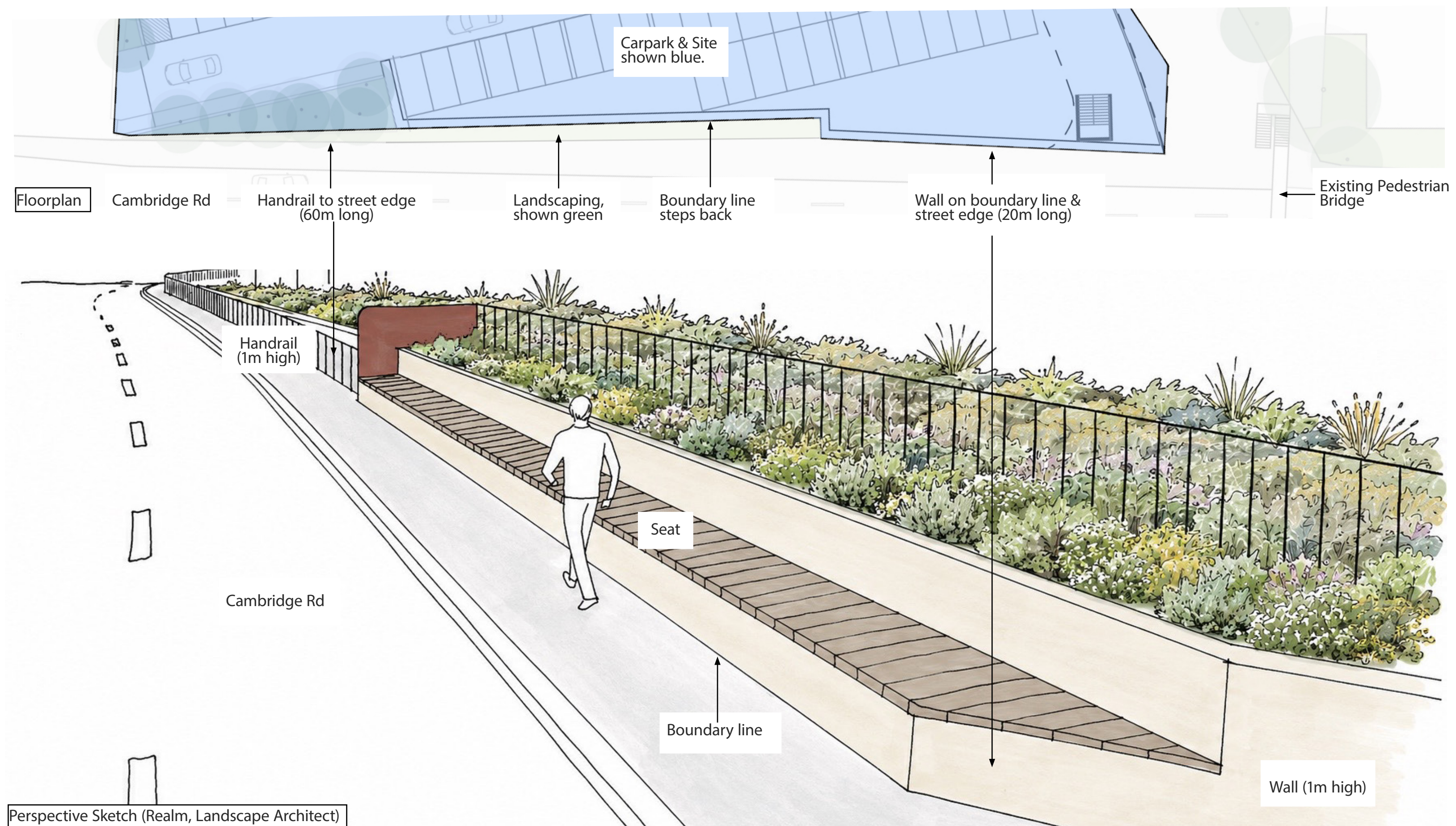


Legend

Pedestrian Access
Vehicle Access

2.1.9 – The extent to which parking is integrated into the built form

Parking is fully integrated and concealed within the building envelope, with landscaped roof areas, setbacks and planting minimising visual impact from Cambridge Road while maintaining views and visual permeability to the waterfront.



In response to Council's concerns regarding the car park wall interface with Cambridge Road, a public seat and setback handrail can be incorporated to provide a softer transition between the street and the car park.

Animation (1min)



