
299 Coronation Drive

Key Improvements Presentation

BCC DS

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27/05/2025

APPLICATION REF

A006721031

Key Improvements Presentation

Document Number: A-SK9101

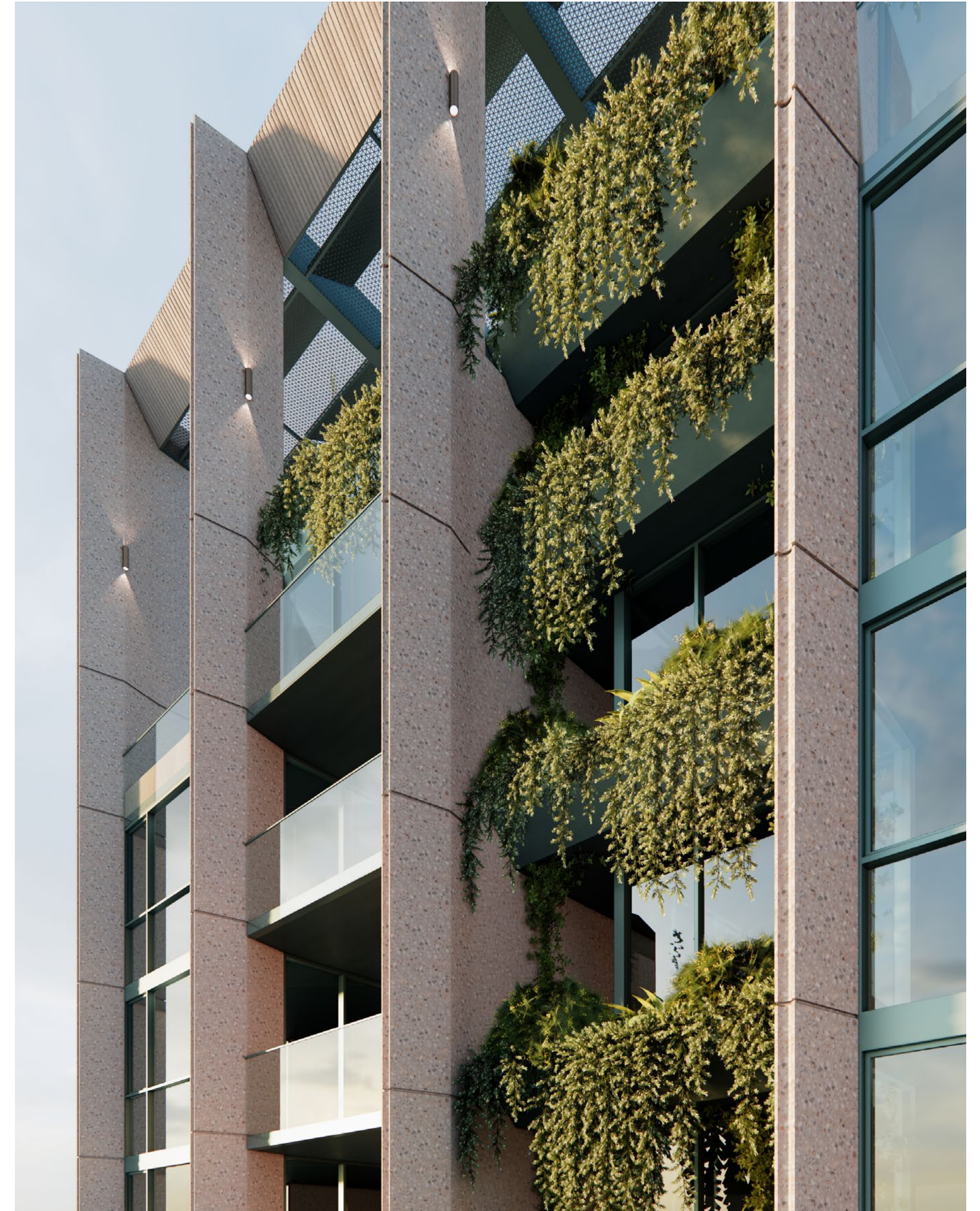
Date of Issue: 26.05.25

Revision: D

Note: This report is to be read in conjunction with other consultant reports/documents. Drawings in this report are not to scale, please refer to the architectural drawings package for scale drawings. All 3D rendered images are Artist Impression only.

Woods Bagot acknowledges the Traditional Owners of the land, sky and waters. We pay our respects to Elders past, present, and to the future leaders of our community.

We honour the ongoing deep spiritual connection that the Traditional Owners have with this country. With respect, we tread gently to help reconcile and pave the way for a united and harmonious future for all people.



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Buildings that Breathe

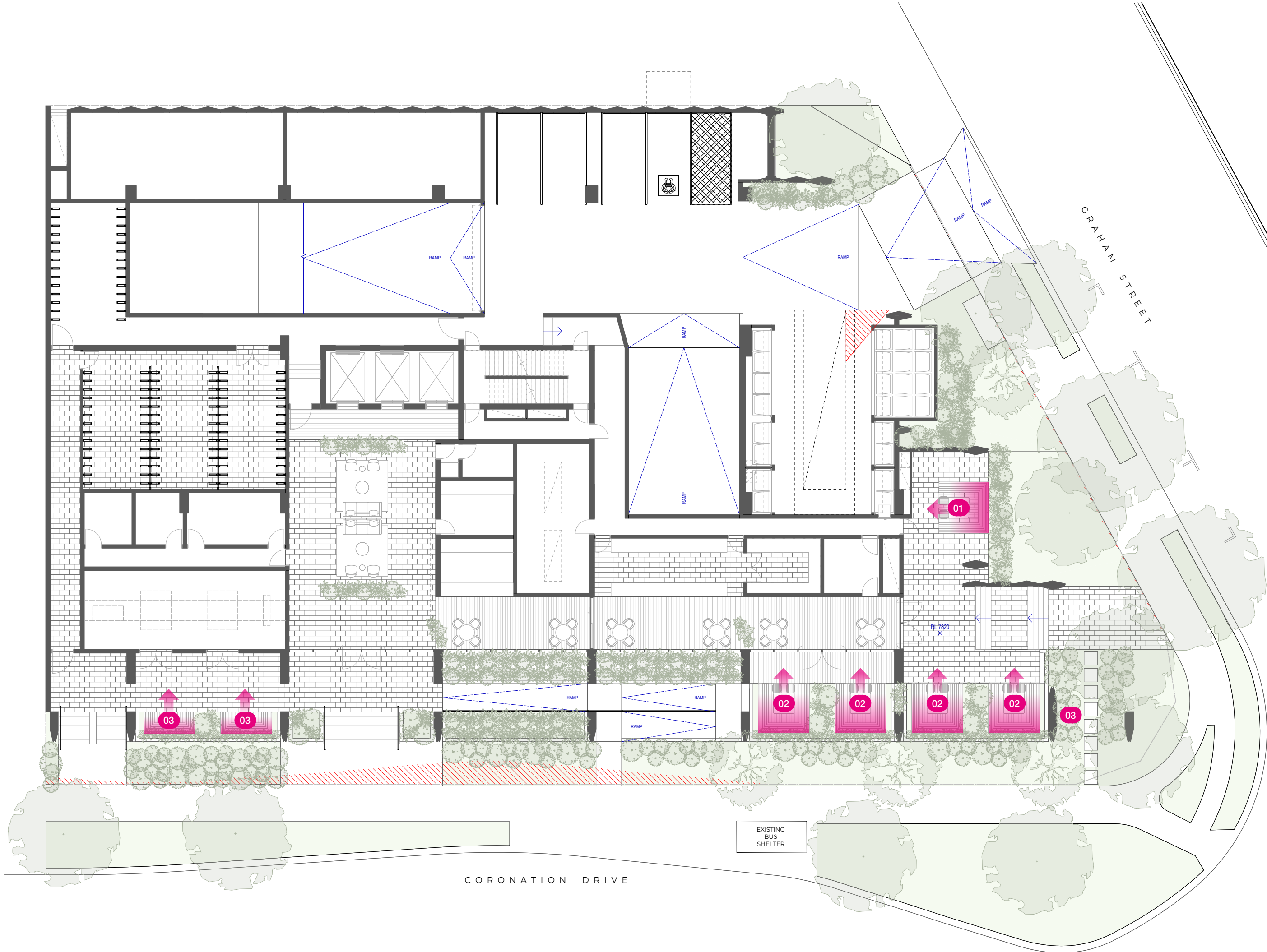
Key Improvements Presentation

1.0 Buildings that Breathe

1.1 Occupy Outdoor Spaces

Original Ground Floor Plan

- 01 Corner park seating
- 02 Cafe seating
- 03 Residents seating



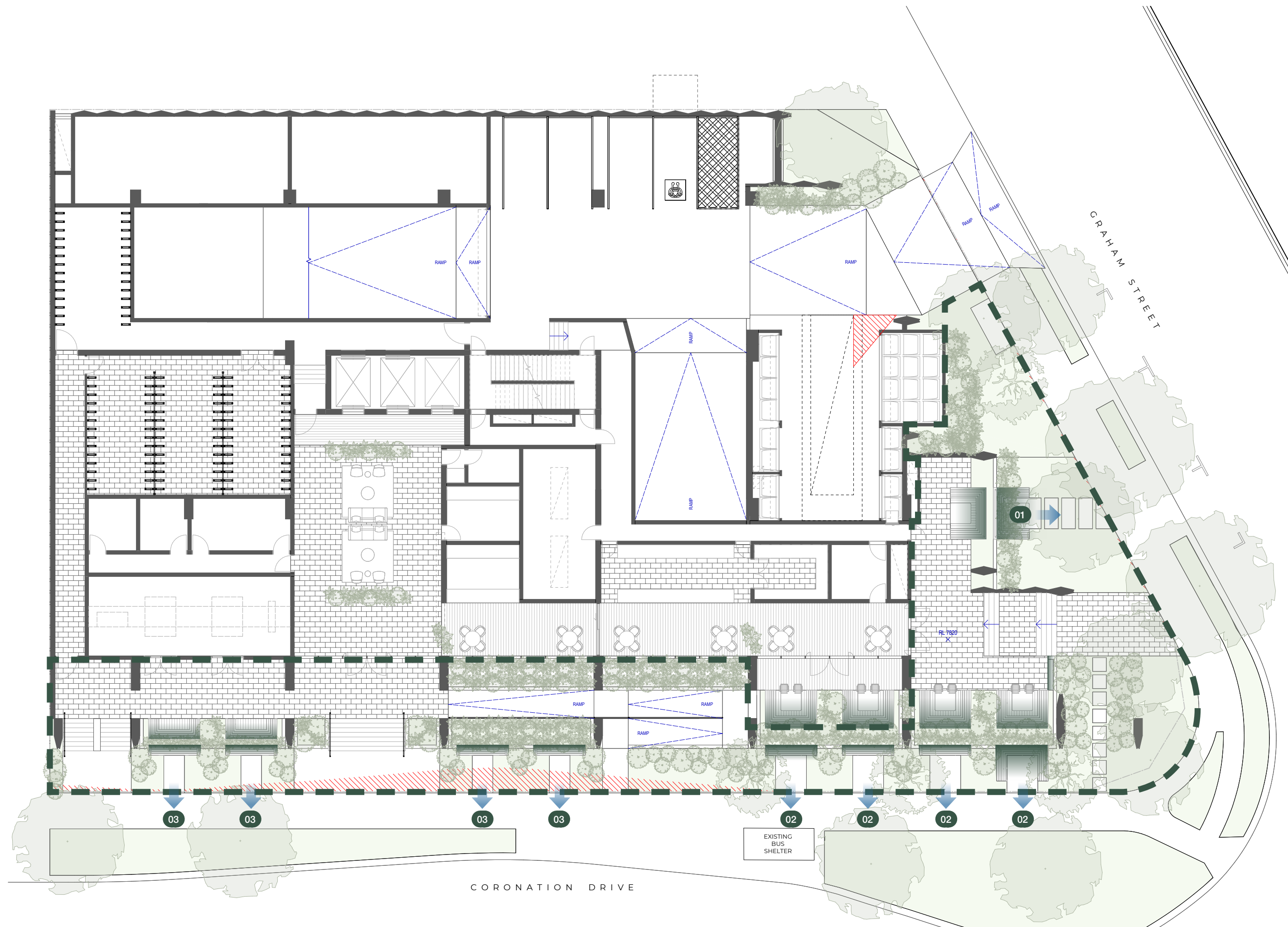
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1.0 Buildings that Breathe

1.1 Occupy Outdoor Spaces

Revised Ground Floor Plan

- 01 Corner park public seating
- 02 Bus stop public seating
- 03 Public bench seating



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1.0 Buildings that Breathe

1.1 Occupy Outdoor Spaces

Revised Sectional Perspective

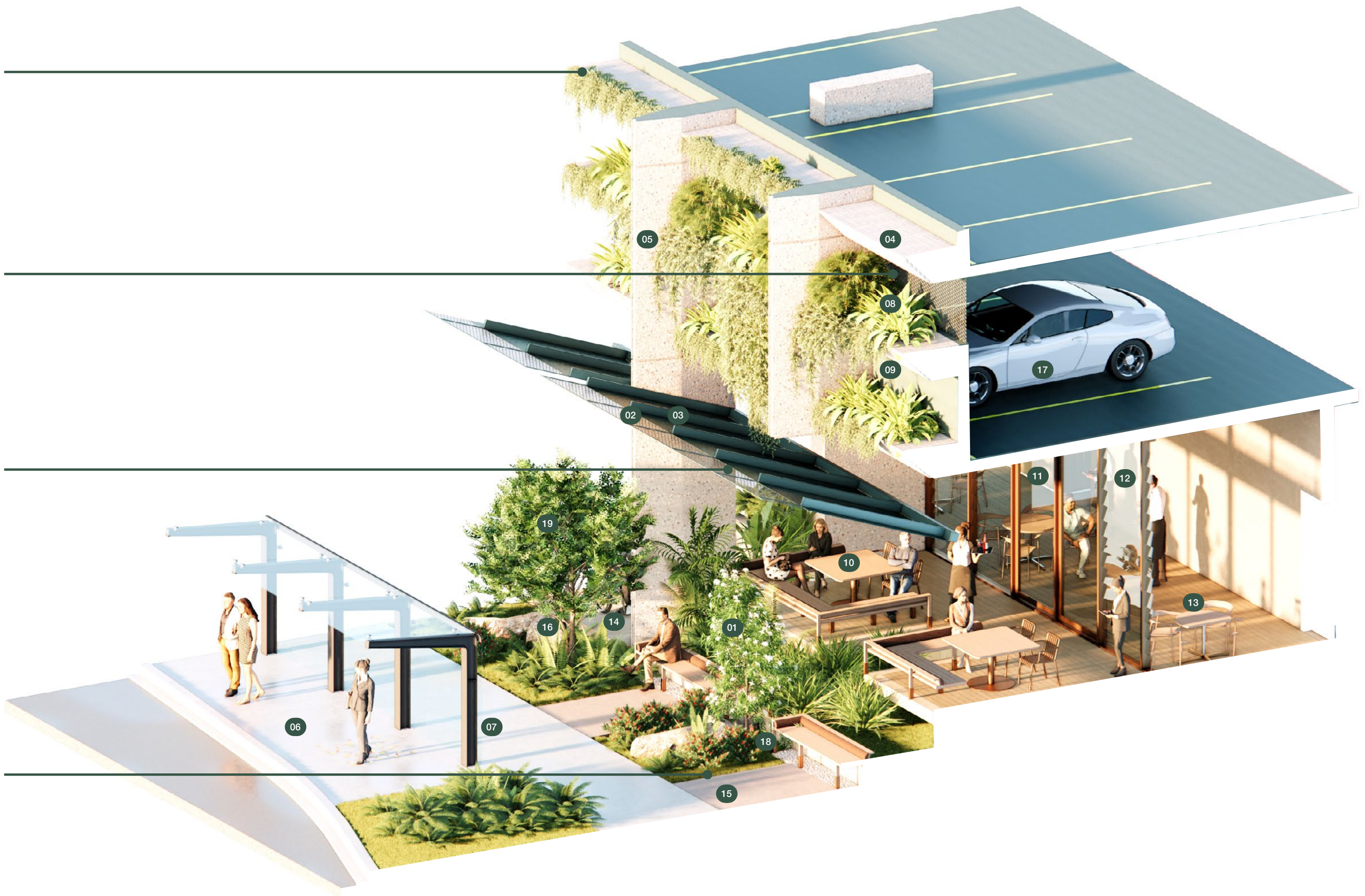
- 01 Subtropical Planting Palette
- 02 Perforated Metal Awning
- 03 Solid Awning
- 04 Textured Planter Box
- 05 Crafted Concrete Column
- 06 Bus Stop
- 07 Deep Planting
- 08 Hinged Perforated Metal Screen
- 09 Barrier & Head Light Baffle
- 10 Outdoor Cafe Seating
- 11 Glazed Door
- 12 Louvres
- 13 Indoor Dining Area
- 14 PWD Ramp
- 15 Sandstone Tiles
- 16 Sandstone Block
- 17 Car Park
- 18 Public Seating Arrangement
- 19 Taller Tree Canopies

Subtropical planting palette in textured masonry planter box. Refer landscape report and detailed section.

Hinged perforated metal screen to allow servicing of planting and car park ventilation.

Perforated metal awning allowing dappled light to enter deep into the cafe and lobby areas.

Public seating area to encourage an activated ground plane and provide additional seating for those using public transport.



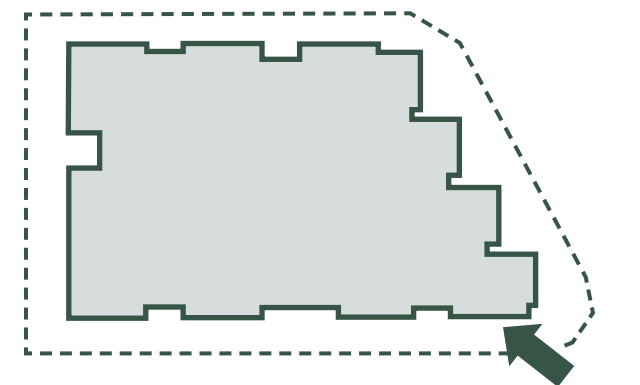
1.0 Buildings that Breathe

1.1 Occupy Outdoor Spaces



Legend

- 01 Bus stop public seating
- 02 Cafe seating
- 03 Bus stop
- 04 Perforated metal awning
- 05 Subtropical planting
- 06 Taller tree canopies



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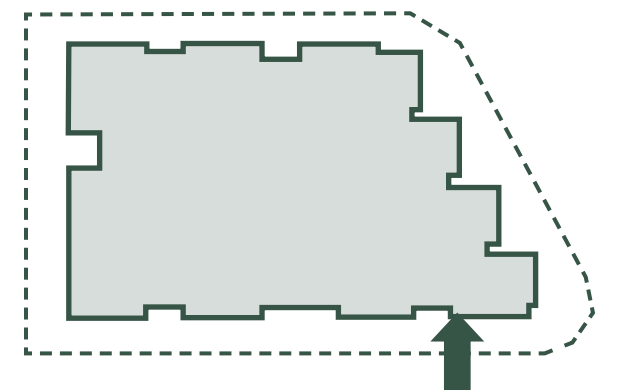
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1.1 Occupy Outdoor Spaces



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- 01 Bus stop public seating
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- 05 Taller tree canopies



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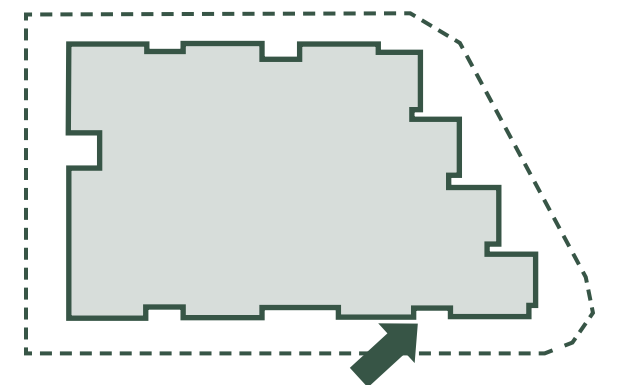
1.0 Buildings that Breathe

1.1 Occupy Outdoor Spaces



Legend

- 01 Bus stop public seating
- 02 Cafe seating
- 03 Perforated metal awning
- 04 Subtropical planting
- 05 Public footpath



1.0 Buildings that Breathe

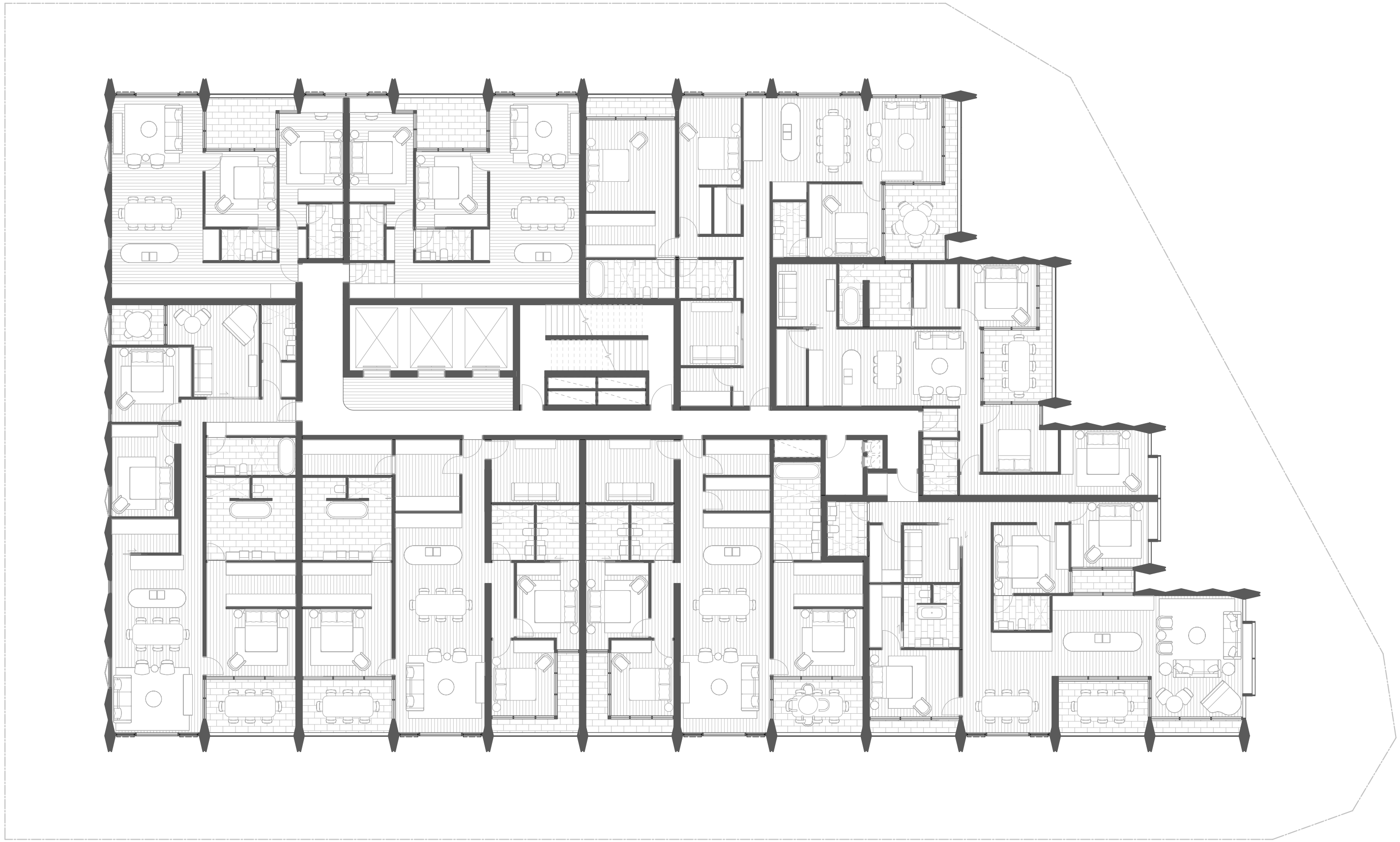
1.1 Occupy Outdoor Spaces



1.0 Buildings that Breathe

1.2 Illuminate with Natural Light

Original Typical Floor Plan



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1.0 Buildings that Breathe

1.2 Illuminate with Natural Light

Revised Typical Floor Plan

- 01 Double height void with tree
- 02 Communal sky garden
- 03 Naturally illuminated corridor



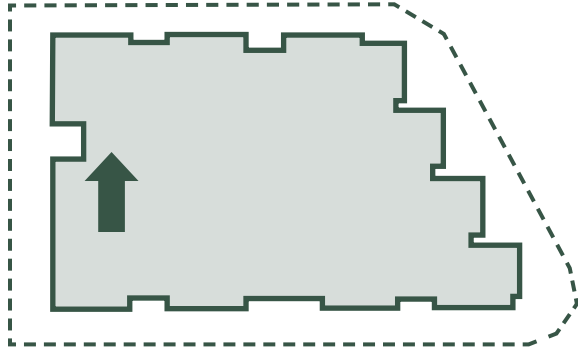
1.0 Buildings that Breathe

1.2 Illuminate with Natural Light



Legend

- 01 Operable louvres
- 02 Picture window to tree
- 03 Tree
- 04 Communal sky garden



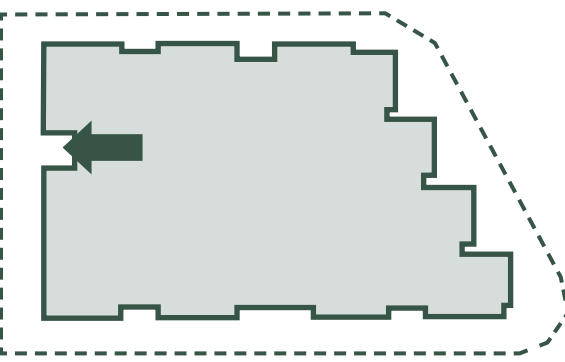
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1.0 Buildings that Breathe

1.2 Illuminate with Natural Light



- Legend**
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 - 02 Picture window to tree
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 - 04 Communal sky garden



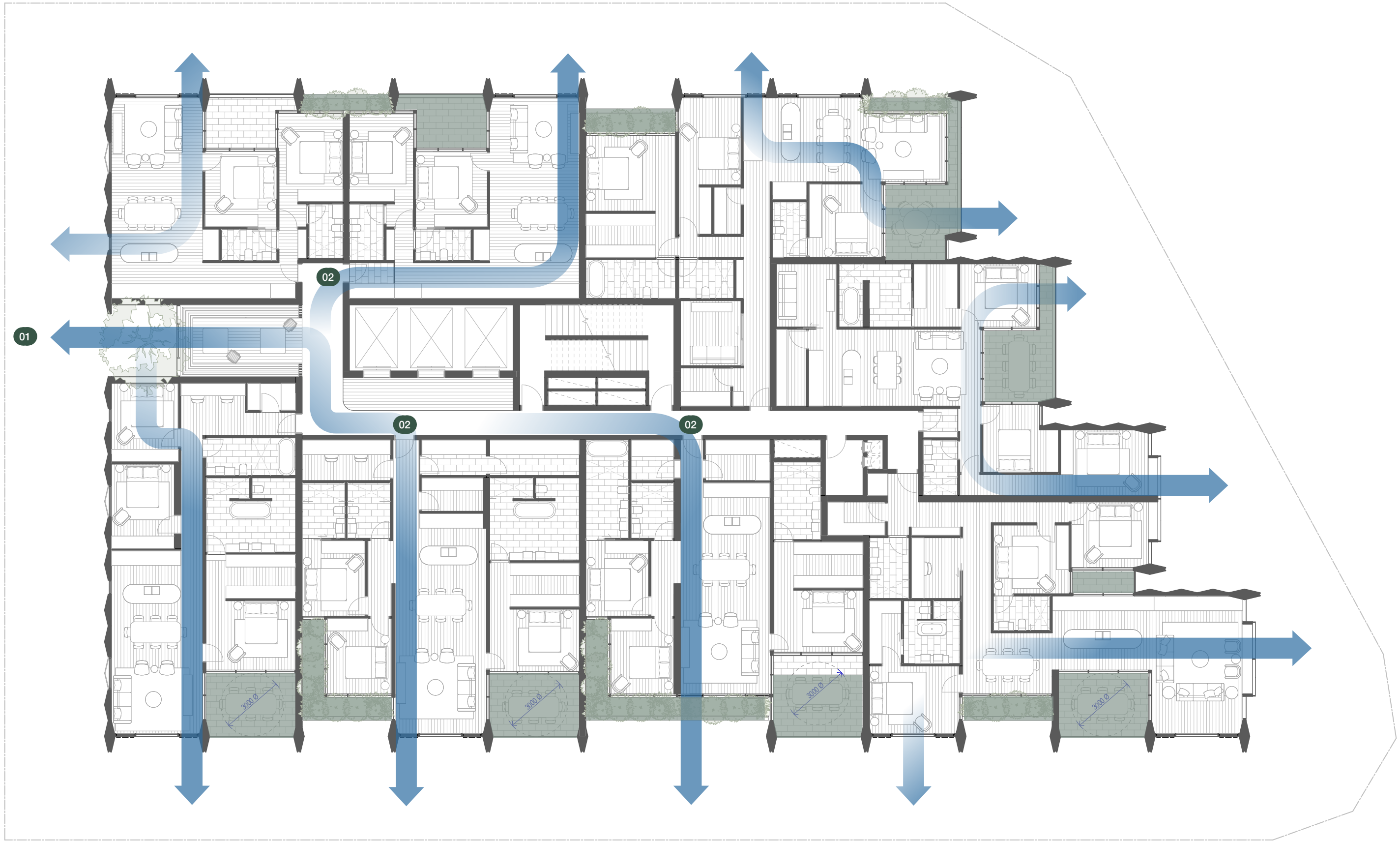
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1.0 Buildings that Breathe

1.3 Natural Air and Ventilation

Revised Typical Floor Plan

- 01 Ventilation through sky garden
- 02 Ventilated screen door



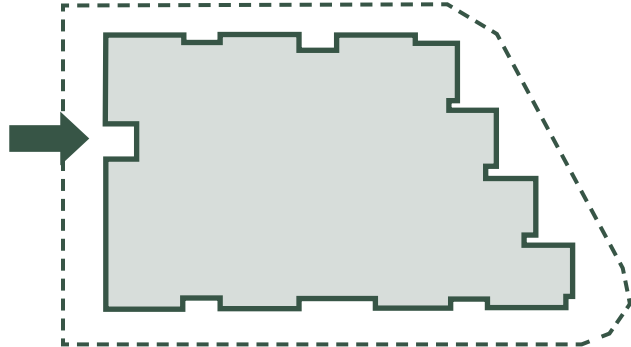
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1.0 Buildings that Breathe

1.3 Natural Air and Ventilation



- Legend**
- 01 Subtropical planting palette
 - 02 Tree within double-height void
 - 03 Deep articulation
 - 04 Articulated facade



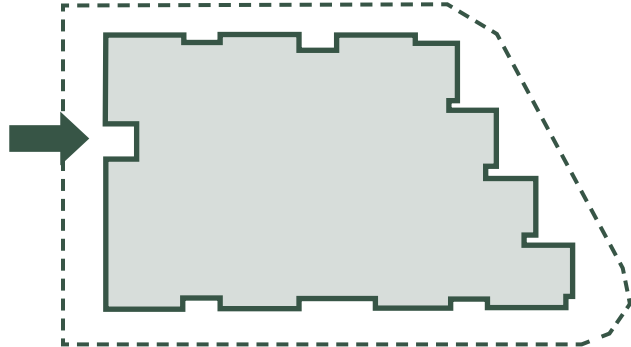
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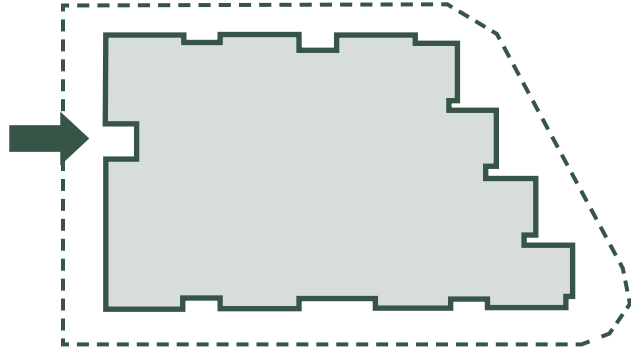
WOODS BAGOT

1.0 Buildings that Breathe

1.3 Natural Air and Ventilation



- Legend**
- 01 Subtropical planting palette
 - 02 Tree within double-height void
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 - 04 Deep articulation
 - 05 Articulated facade



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1.0 Buildings that Breathe

1.4 Living Greenery

Revised Typical Floor Plan

- 01 Double-height Tree
- 02 Subtropical Planting Palette



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1.0 Buildings that Breathe

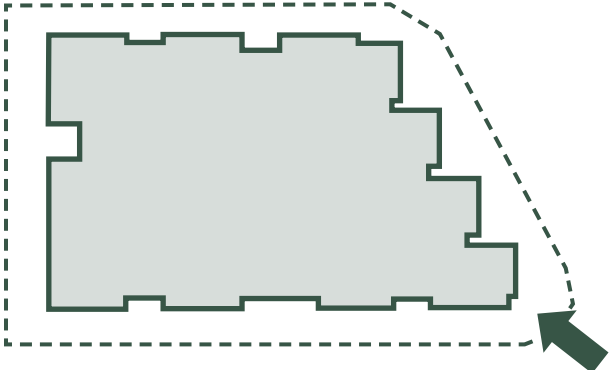
1.4 Living Greenery



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1.0 Buildings that Breathe

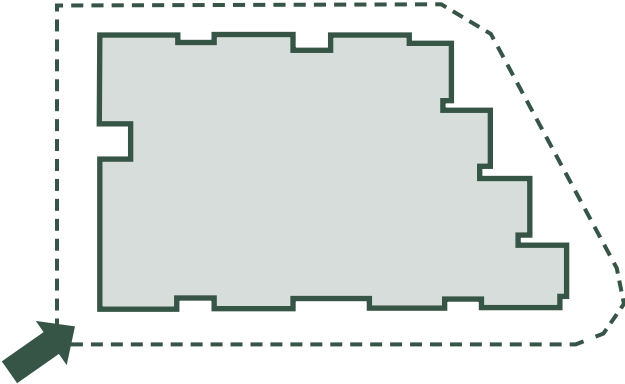
1.4 Living Greenery



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1.0 Buildings that Breathe

1.4 Living Greenery



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Building Articulation

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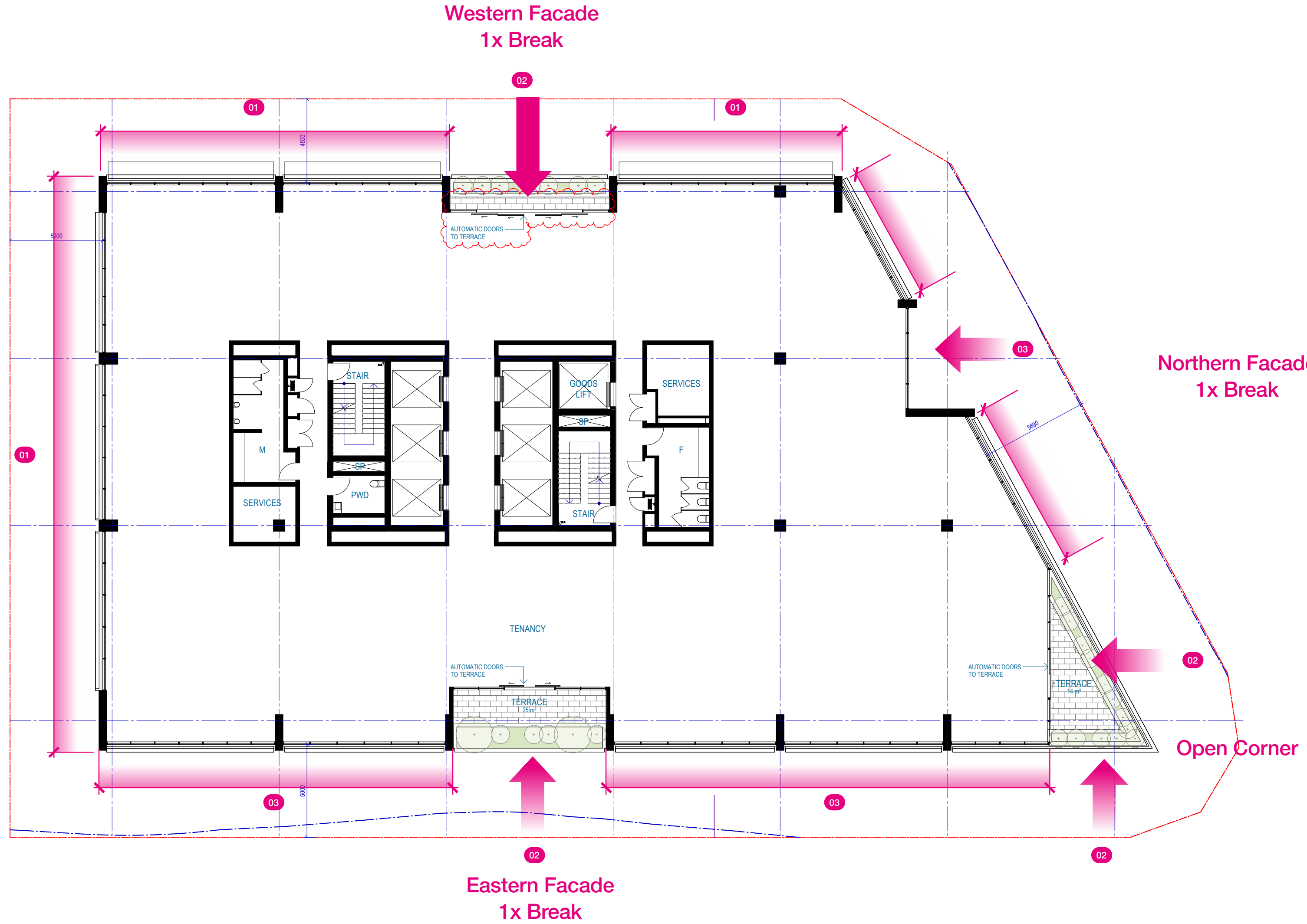
2.0 Building Articulation

2.1 Existing Approval

Existing Approval

- 01 Flat Facade
- 02 Green breaks
- 03 Breaks

Southern Facade
0x Breaks

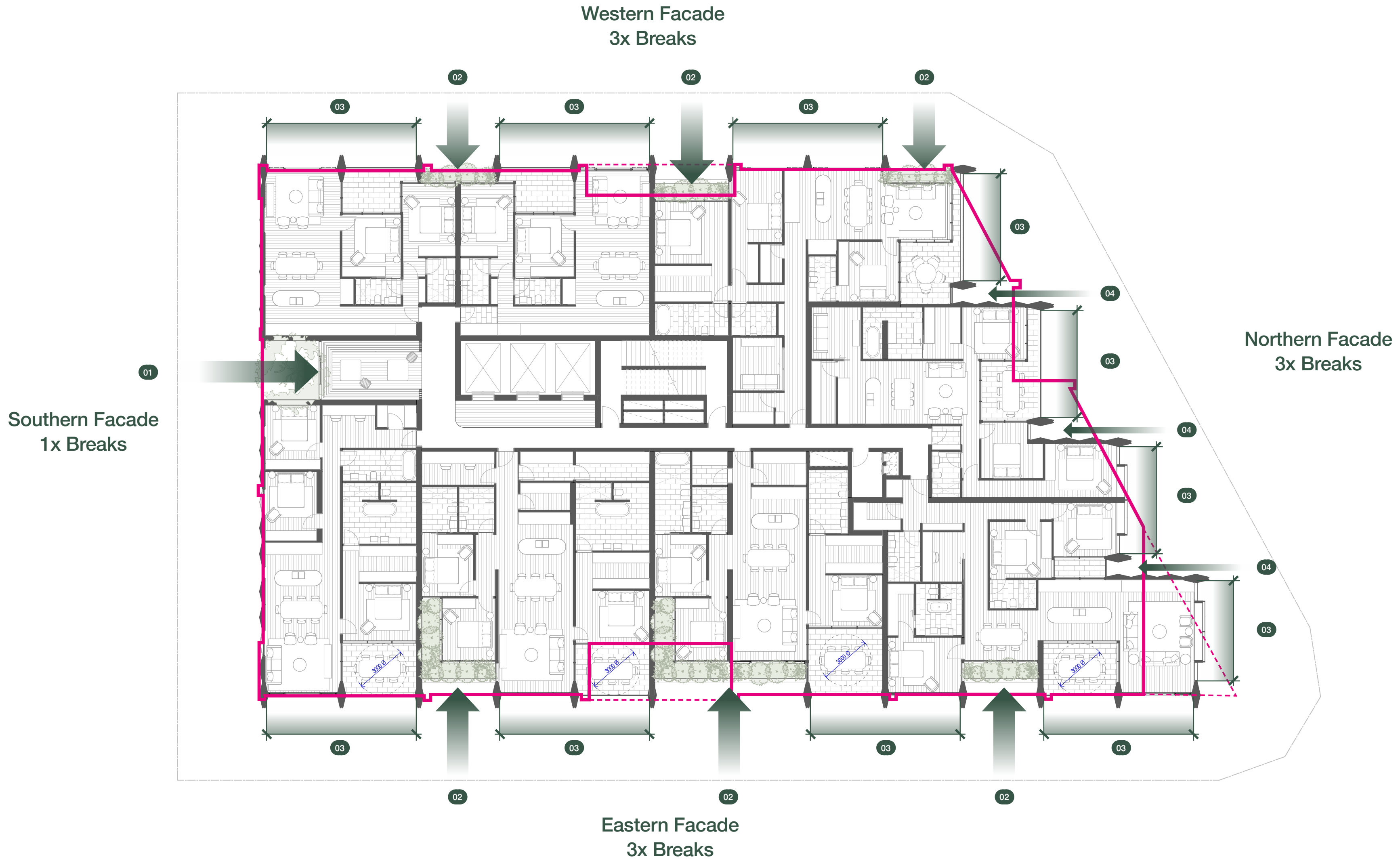


2.0 Building Articulation

2.2 Punctuation along Building Length

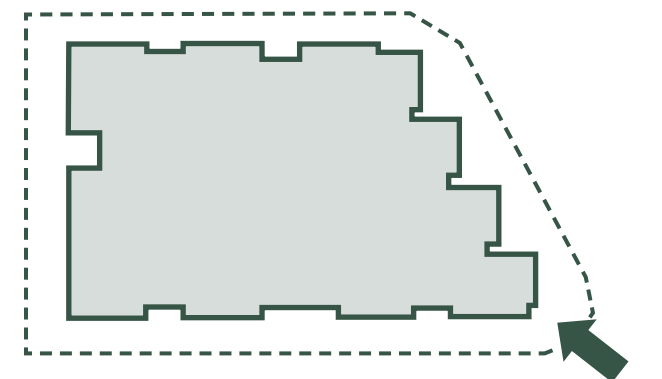
Revised Typical Floor Plan

- 01 Deep articulation and void
- 02 Green breaks/punctuation
- 03 Towerette forms
- 04 Breaks
- Existing Approval Outline



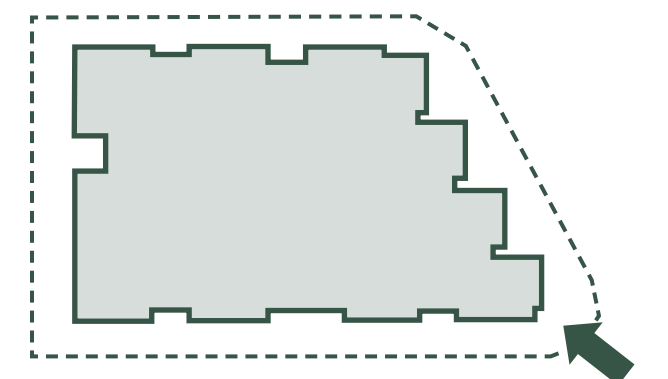


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