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BAULKHAM HILLS LOCAL CENTRE

360-378 Windsor Road, Baulkham Hills

INTRODUCTION

OBJECTIVES

This report has been prepared for Dyldam by MAKO Architecture + Urban Design for the site at 360-378 Windsor Road, Baulkham Hills. As the authors of this report we acknowledge the significant work preceding this study including works by:

- Hills Shire Council
- GMU - Previous Planning Proposal
- Sturt Noble - Previous Planning Proposal - landscape architect.

The Objectives of this report are to build upon the previous work carried out by the above organisations and include:

1. Create a cohesive + legible public domain leveraging the sites position adjacent to the existing public park.
2. Provide an upgraded and relocated community centre and library on the site, through a V.P.A
3. Respect and re-interpret the Bull + Bush hotel as a cultural landmark.
4. Recognise the sites potential to create a new locus for the Baulkham Hills Local Centre
5. Leverage the sites position in the Baulkham Hills Local Centre and future and rapid transport projects as a vehicle for increased density
6. Acknowledge and maintain the future re-development opportunities on adjacent sites.
7. Accommodate the future grade separation and road widening of Windsor Road, and resolve the traffic and vehicular access to / from the site.



INTRODUCTION

URBAN PROPOSITION

This site is located within the Baulkham Hills Local Centre. The “locus” of the Local Centre is generally identified by the Bull + Bush Hotel and the intersection of Windsor Road and Seven Hills Road. The Local Centre itself currently lacks a significant public square or meeting place other than the internal spaces within the Stocklands Mall development to the north east of the site.

Over the course of the past year we have had numerous discussions with council regarding two of the precincts major challenges.

- The difficulty in re-developing other parts of the Local Centre given small lot ownership patterns subject to approved increased yields.
- The planned road widening of Windsor Road and its effects on the existing Bull + Bush Hotel requiring a major truncation of the building form to create required setbacks for the additional footpaths, and vehicular lanes.

The urban proposition contained in this report explores the above themes and attempts to propose an alternative vision based on using the above constraints to the sites advantage. The site itself is ideally placed to become a new focus for the precinct and the community of Baulkham Hills and through the exploration of VPA’s give back to the wider community in the form of upgraded facilities throughout the LGA, given the following:

- 9,250sqm site
- 5,000sqm retail / commercial space
- 1,000sqm upgraded Bull + Bush Hotel
- 2,500sqm upgraded community facility
- 480m ground floor frontage

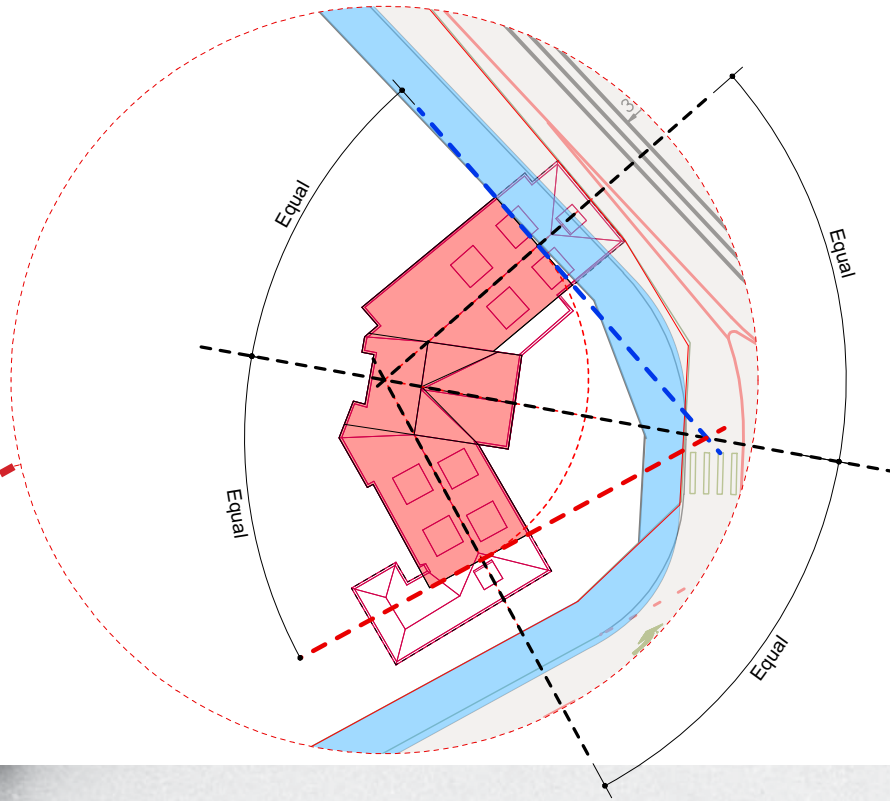
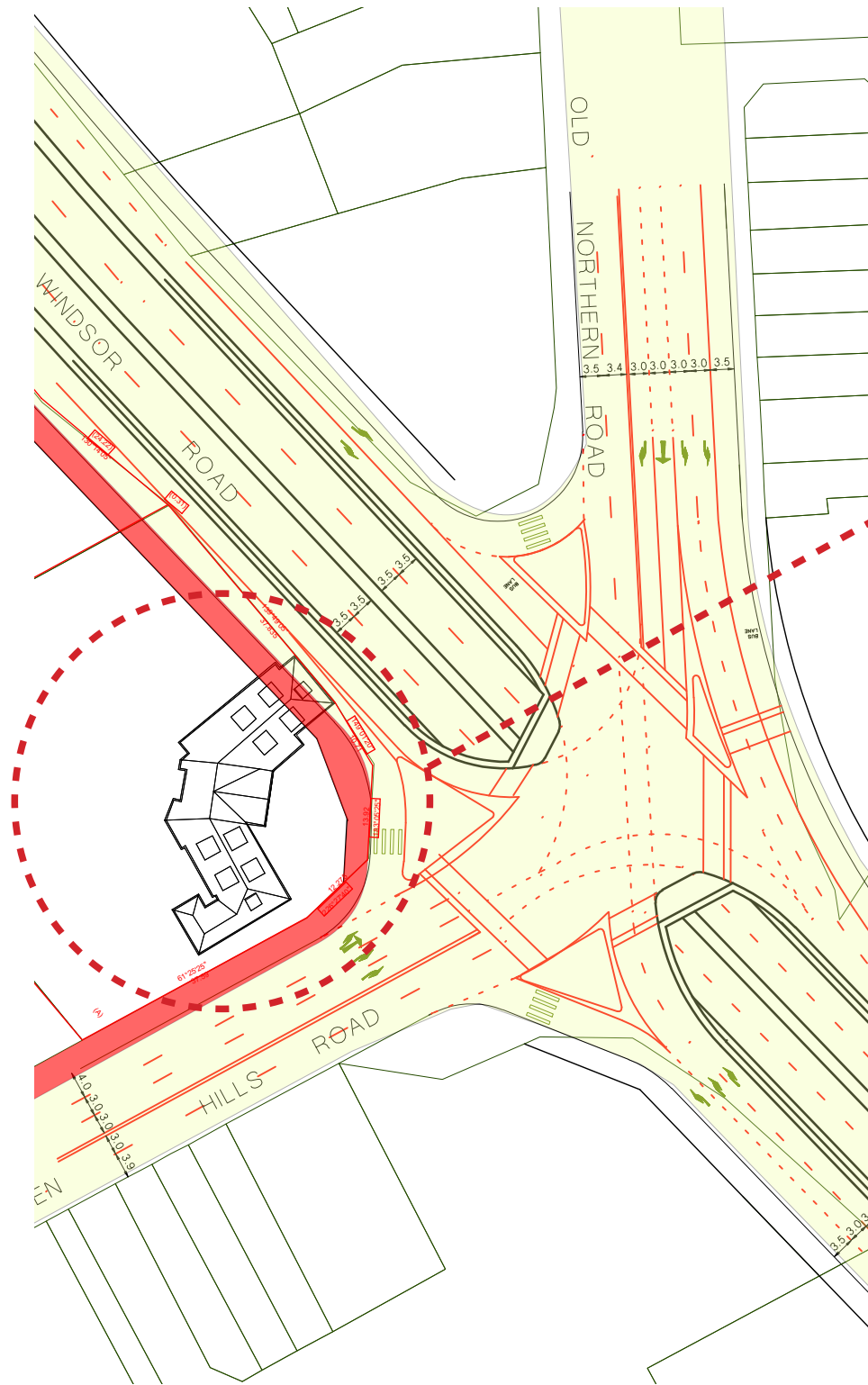
Directly adjacent to

- Almost 2 hectares of existing open space
- Planned bus interchange
- Regional shopping centre
- All at the crest of the most prominent topography.
- And on the most prominent corner / intersection in the local centre.



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HOTEL APPRECIATION



ISSUES

Future planned and authority supported plans show the grade separation land-take requirement necessitating the demolition of a significant portion of the present day Bull + Bush Hotel.

The existing building is the second hotel to stand on the site at the corner of Seven Hills and Windsor Roads. The existing hotel is built in a mock tudor style in a symmetrical arrangement that historically was born of the need to operate the original hotel during its construction.

Any removal of the building form on the north east of the building will destroy the symmetrical relationship and significantly challenge the buildings character and status.
(Robert Staas, Development Option Assessment Report 2016 pg 19)



Present day Bull + Bush Hotel - built 1930 shown with the truncation required by the street widening

HOTEL APPRECIATION

OPPORTUNITIES

Given the major truncation of the existing form that would be required for the potential road widening, there is an opportunity to rethink the hotel as a significant landmark on a prominent corner.

A precedent of “rebirth” for the structure of the hotel has been established, and it may be time to use the sites issues as a new opportunity for the future;

“There are valid considerations for the demolition of the whole building complex as part of a co-ordinated redevelopment that achieves positive social and design outcomes. Some heritage values in this scenario would be lost, however the value of the existing building appears to be less significant in this regard than the continuity of hotel use on the site following historical precedent. This position is somewhat reinforced by the obvious need to demolish a substantial part of the building as part of the road widening, the previous extensive reconstruction of its upper level and roof following a fire in the Council’s approval of the large unsympathetic additions to the front of the site which largely obscure it from public views.”

Robert Staas, Associate Director NBRS+Partners Architects, Development Option Assessment Report 2016

1820



Original Bull + Bush Hotel - built 1820

Given the hotel’s history of landmark prominence and re-birth, we believe there is a significant opportunity to celebrate this significant site in a new way that looks towards the future while celebrating the past. The following pages outline a number of ways in which this could be celebrated including:

- Urban Landmark
 - The Bull + Bush hotel, the beginning was of landmark significance on the corner of Windsor Road + Seven Hills Road. This landmark significance should be re-interpreted for the new urban condition of the hotel as the suburb + Local Centre now evolve around it.
- Geometric Significance
 - In all iterations of the hotel the geometry of the building related directly to the intersection through an axial / symmetrical relationship that can be re-interpreted with the proposed road widening.
- Cultural Significance
 - Within the architecture of any new hotel a memory of the past should be retained through a variety of treatments to the design and layout of any redevelopment.

1930



Present day Bull + Bush Hotel - built 1930



Original Bull + Bush Hotel - built 1820

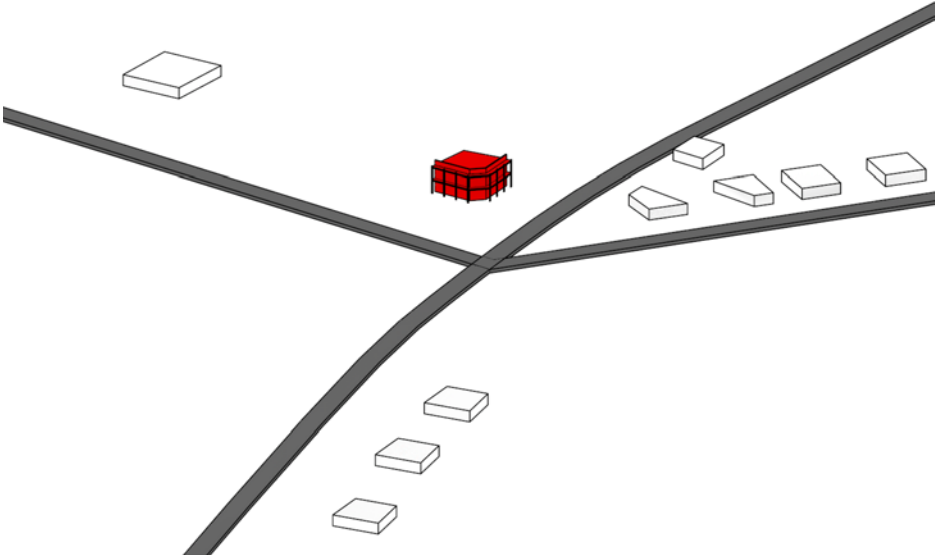


1980



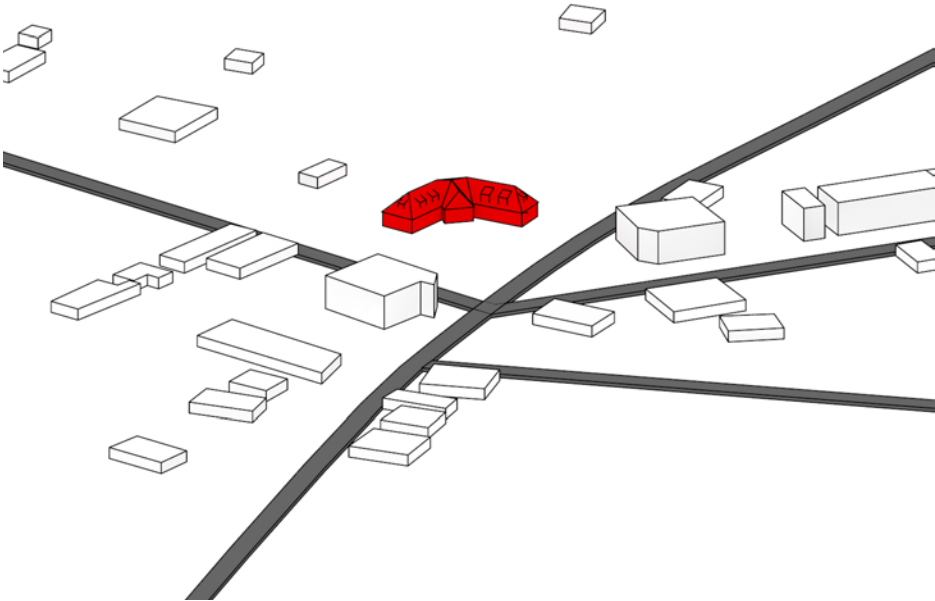
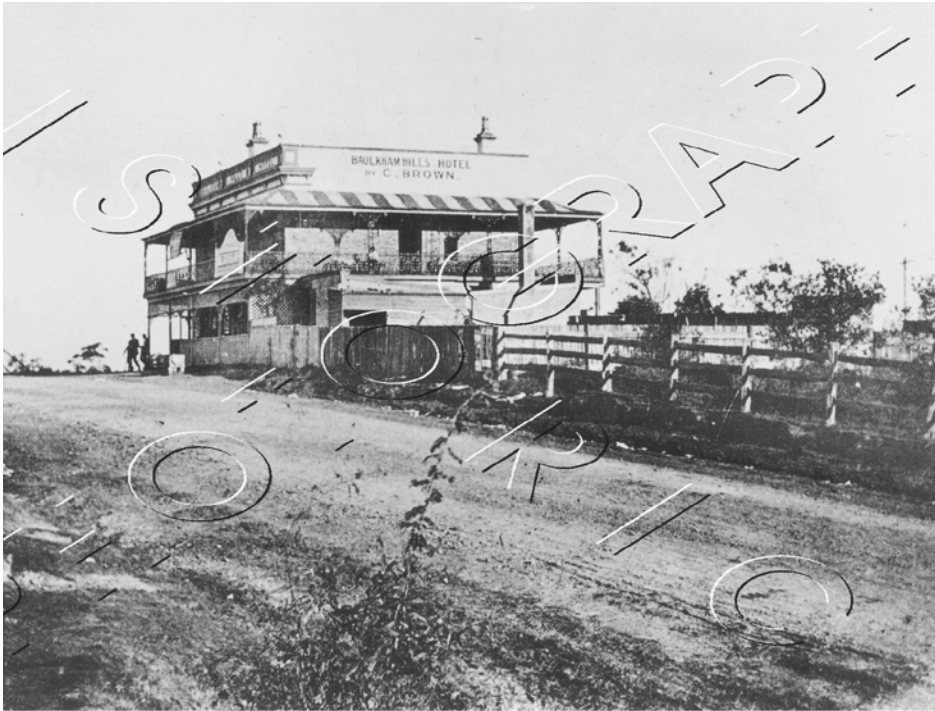
Bull + Bush Hotel substantially burnt down and re-built in an internal fire

HOTEL APPRECIATION - URBAN LANDMARK



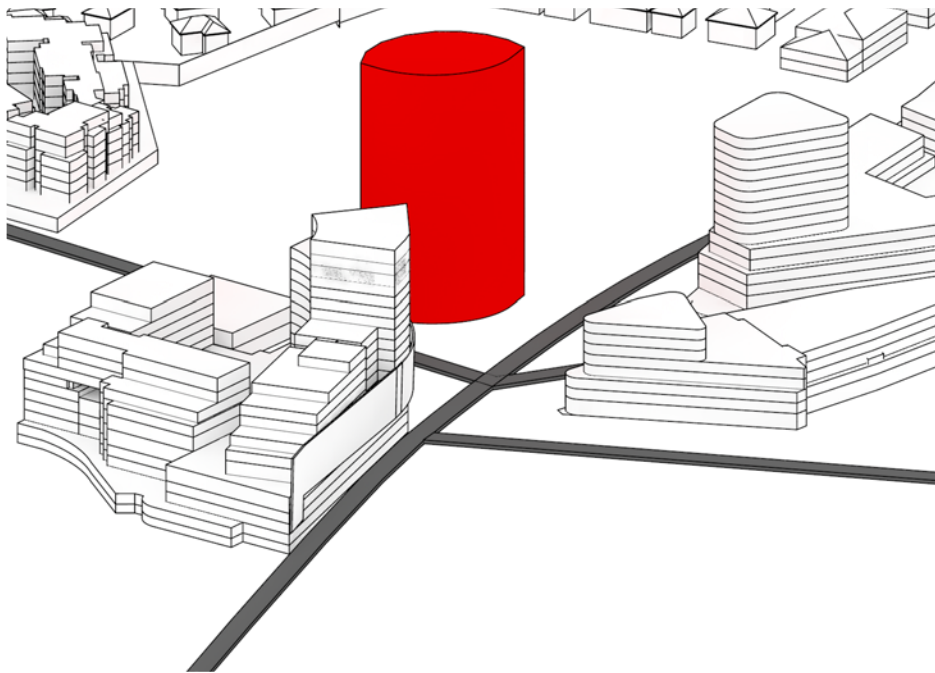
BULL + BUSH HOTEL, 1880

The original hotel was the dominant landmark at the corner of Windsor Rd + Seven Hills Rd.



BULL + BUSH HOTEL, 1930

The unusual form of the re-built hotel remained the dominant landmark owing to its position on the corner, at the crest of the hill, and its geometrical relationship to the intersection.



OPPORTUNITY

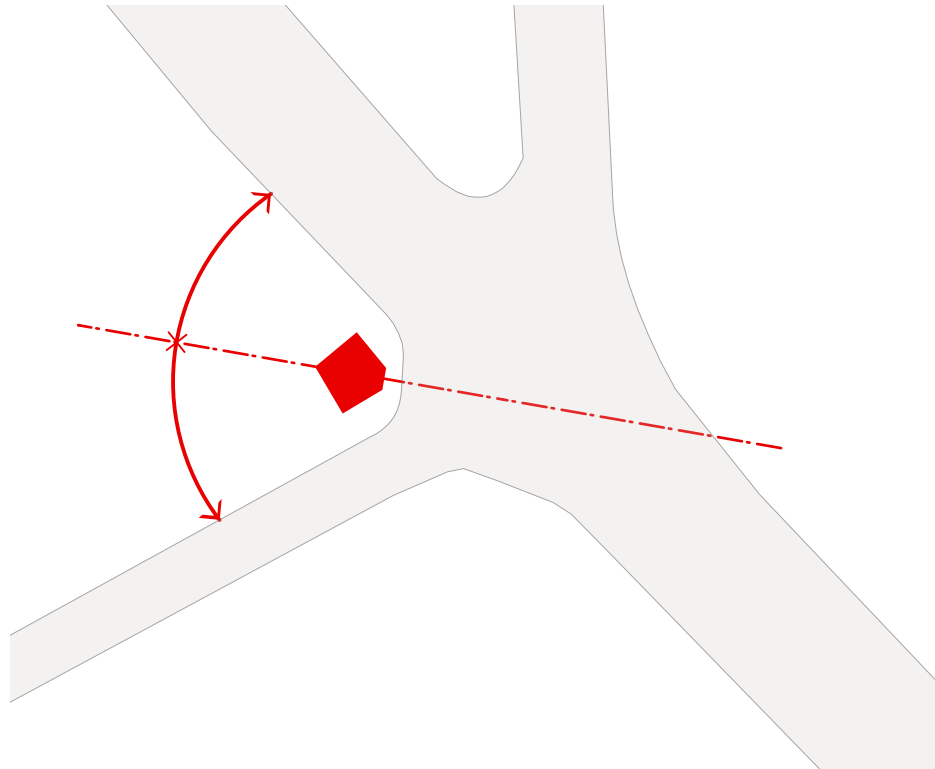
An opportunity exist to re-interpret the landmark quality of the Bull + Bush hotel into the evolving urban context of the Baulkham Hills Local Centre. As the centre develops around the site so too should the site continue to take its place as the dominant landmark.



HOTEL APPRECIATION - GEOMETRY

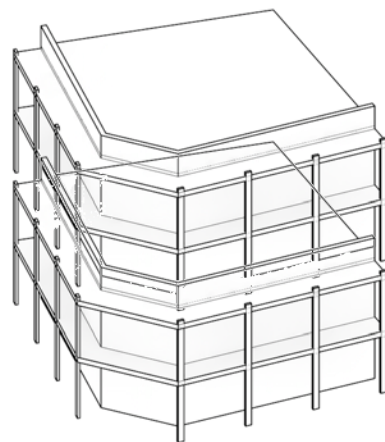
SYMMETRY AND AXIS OF ORIGINAL HOTEL MAINTAINED.
BULL + BUSH HOTEL, 1820

Scale = 1:2000 @ A3



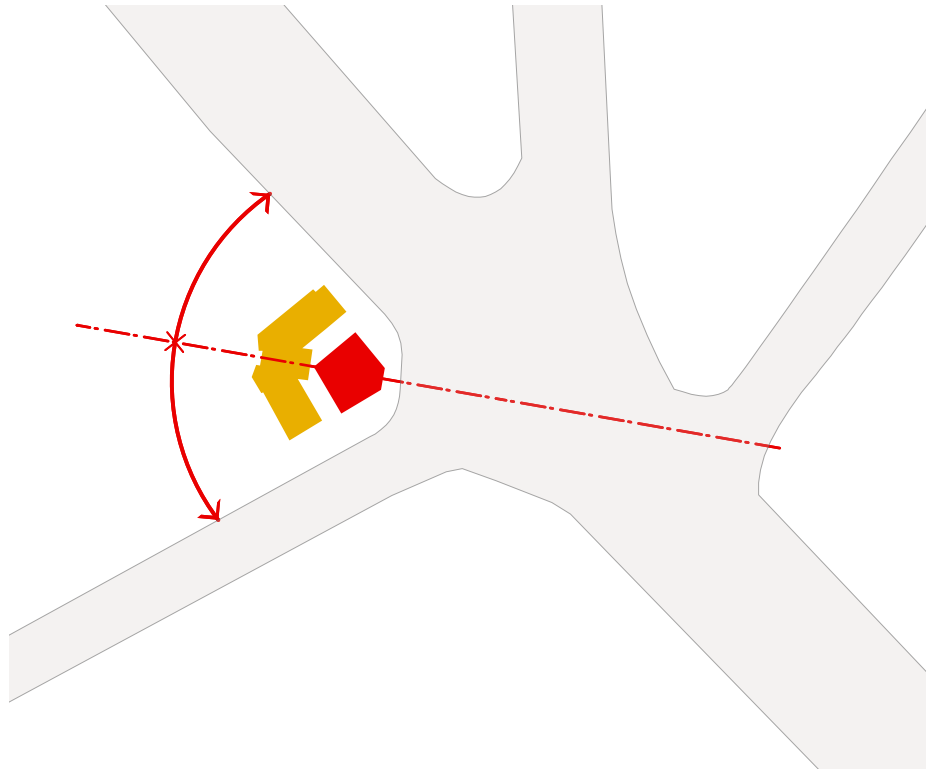
BULL + BUSH HOTEL, 1880

The original form of the hotel set up a symmetrical relationship with the intersection. Its form was simple and of its time.



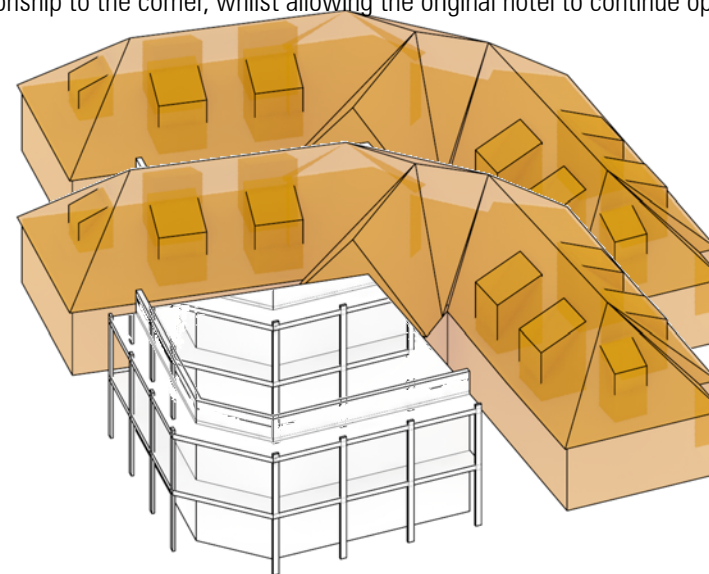
ORIGINAL BULL + BUSH HOTEL REPLACED BY ANOTHER
BEHIND IT IN 1930.

Scale = 1:2000 @ A3



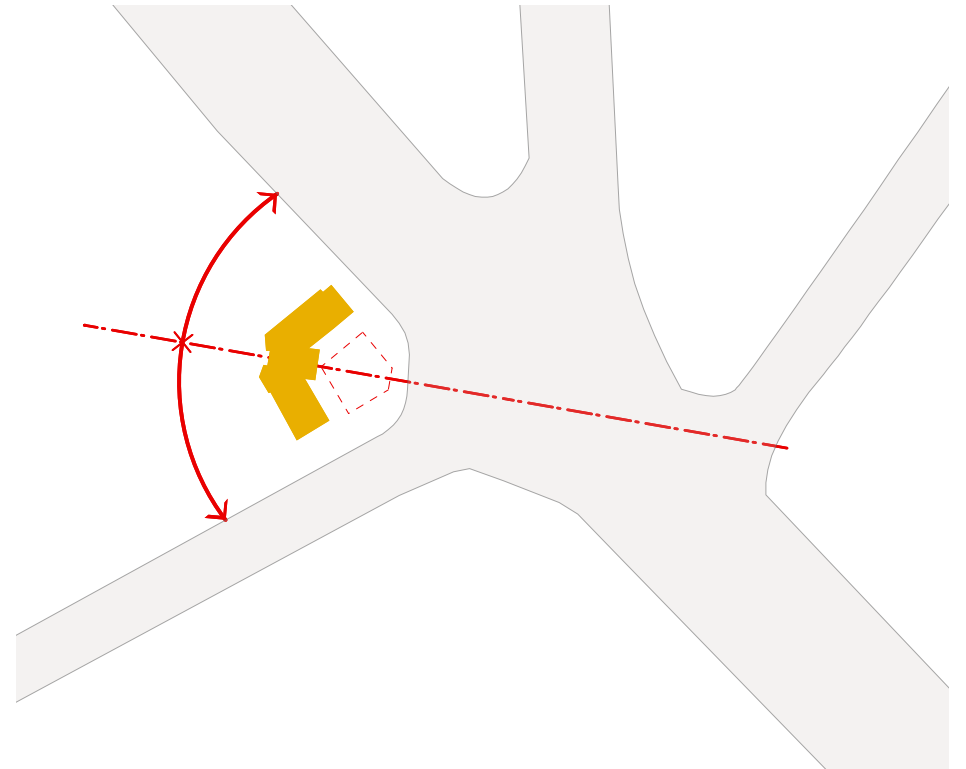
BULL + BUSH HOTEL, 1930

The second iteration of the hotel built around the original hotel maintained the symmetrical relationship to the corner, whilst allowing the original hotel to continue operating.



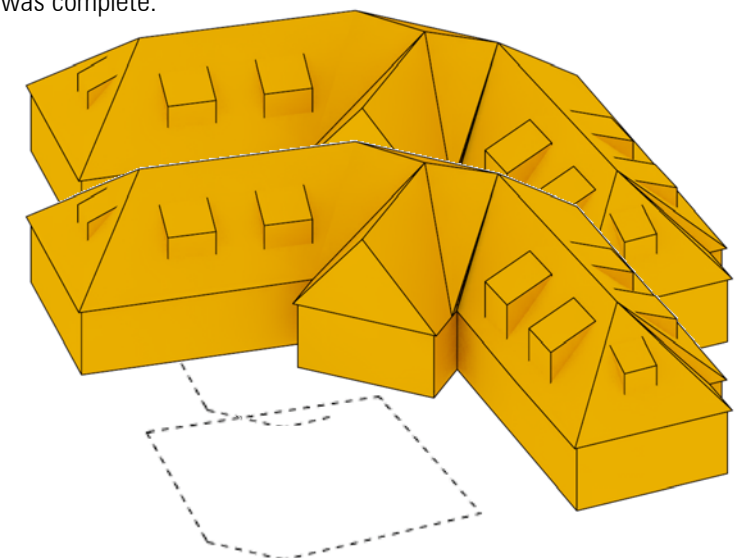
BULL + BUSH HOTEL BURNS DOWN AND IS REPLACED BY
ANOTHER EXACTLY THE SAME.

Scale = 1:2000 @ A3



BULL + BUSH HOTEL, 1930

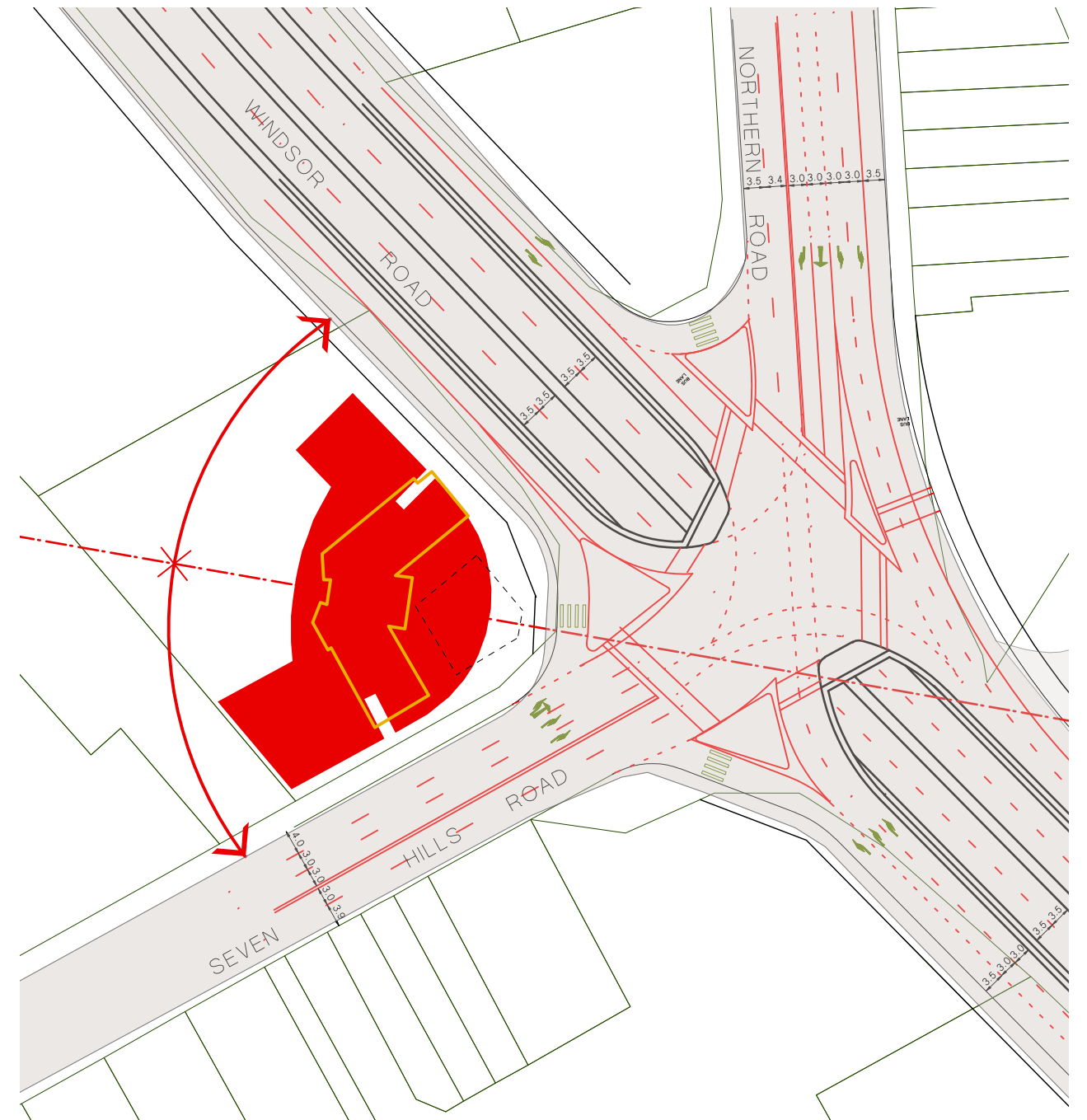
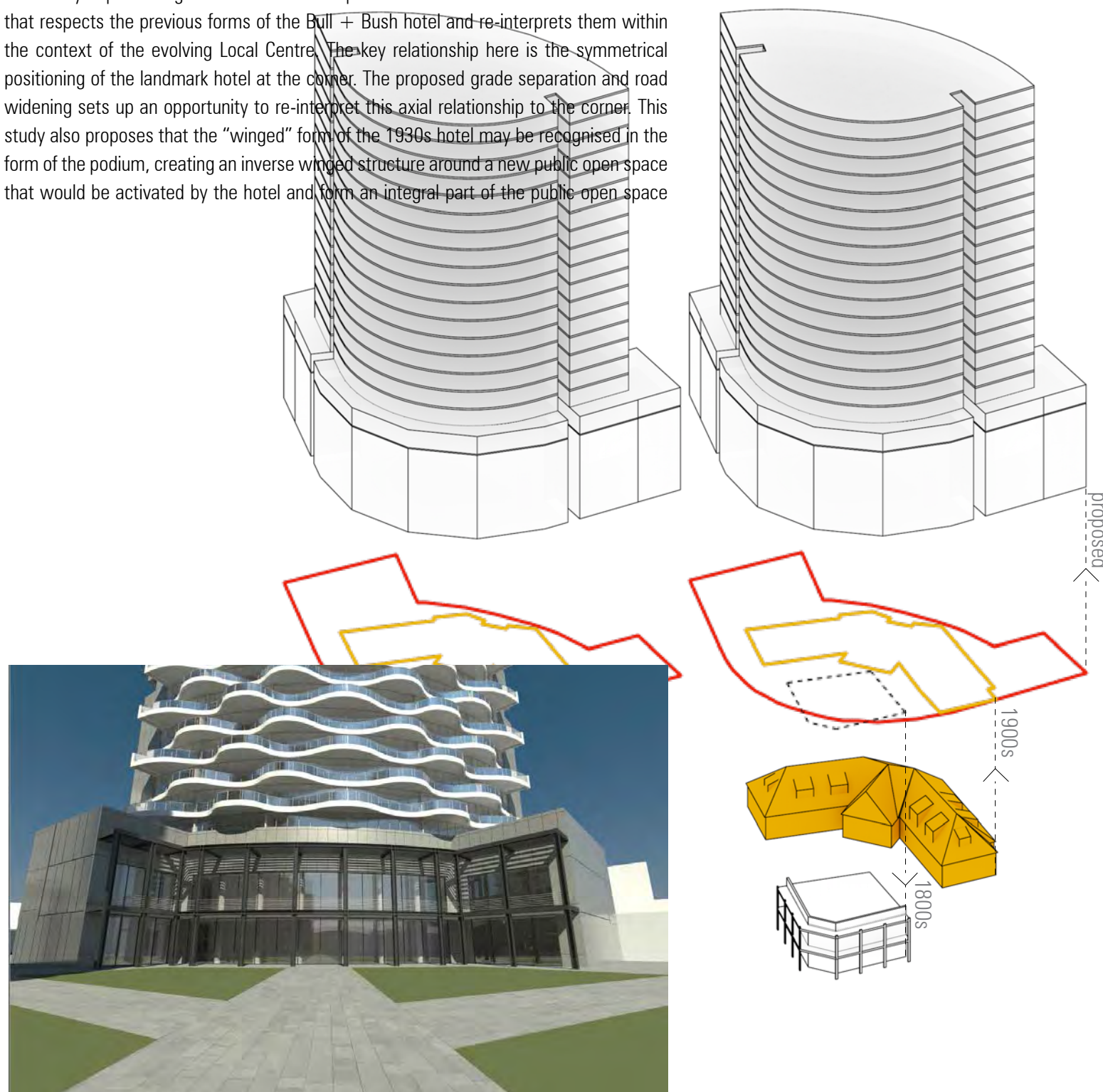
Once complete the original hotel was demolished and the first evolution of the Bull + Bush was complete.



HOTEL APPRECIATION - GEOMETRY

OPPORTUNITY

This study explores a geometrical relationship of a new landmark tower on the corner that respects the previous forms of the Bull + Bush hotel and re-interprets them within the context of the evolving Local Centre. The key relationship here is the symmetrical positioning of the landmark hotel at the corner. The proposed grade separation and road widening sets up an opportunity to re-interpret this axial relationship to the corner. This study also proposes that the “winged” form of the 1930s hotel may be recognised in the form of the podium, creating an inverse winged structure around a new public open space that would be activated by the hotel and form an integral part of the public open space.



HOTEL APPRECIATION - CULTURAL RECOGNITION

OPPORTUNITY

The cultural heritage aspects of the original hotel are obvious as the community continues to embrace the hotel and remember what it was for each of them as individuals in the community. There exists a significant opportunity to remember this cultural significance through a cultural interpretation of the existing 1930s hotel as well as the original 1880s hotel and further back to the original orange grove that existed on the site as part of the original land grant. This section explores ways to interpret this concept of “memory” in the upgraded hotel. Architectural + Landscape devices can re-interpret the form, and original use at many scales and in many ways. Some of these ways are explored here in this section.



Vakst, Genbyg,
Copenhagen



Firmship Headquarters, 'Moooi', Suzy Vissers,
Monnickendam



Office space, 'The Intern' set, Nancy Meyers,
New York



OVolo Hotel, HASSELL, Sydney, 2015

FRAME

Framing is a means by which the cultural significance of the existing 1930s hotel might be recognised architecturally, once it is demolished and replaced with the proposed Bull+Bush scheme. Through framework, the memory of the hotel becomes prominent, and its existing presence made physical. The framework marking the outline of the existing hotel might be used to divide and define spaces of certain use, including private seating spaces, lounge areas and waiting rooms.

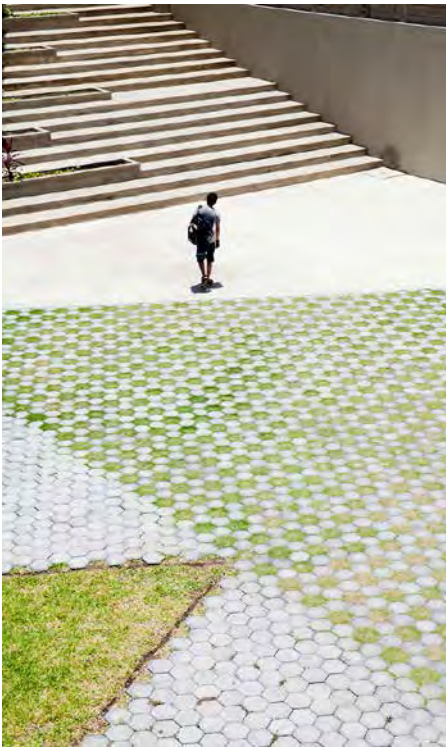
HOTEL APPRECIATION - CULTURAL RECOGNITION



Court of Oranges, The Cathedral of Seville, Spain



Patio de los Naranjos, La Mezquita Mosque, Cordoba Mosque, Spain



Cultural Institute of Tampico, Taller Veinticuatro, Mexico, 2011



Place D'Youville, Claude Cormier + Associes, Canada



Les Alentours du Born Market, Vora Arquitectura, Barcelona

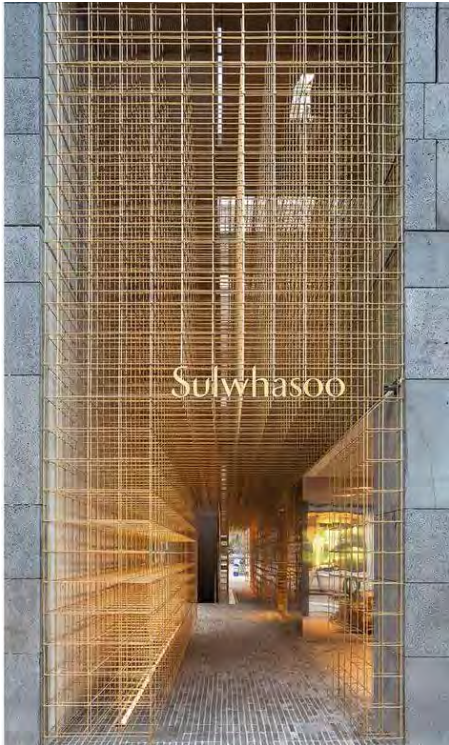
TRACE

In looking at the idea of the trace, the previous use of the site as an orange grove might be made culturally known and drawn upon through architectural response for the proposed program of the new Bull + Bush Hotel; this recognises the importance in the idea of the 'trace' or history of the existing hotel in the definition of the proposed, through paving markings, pattern and other surface treatments. The program of the orange grove works well in the public space of the proposed Bull + Bush beer garden, connecting passive park to the activity inherent in the hotel.

HOTEL APPRECIATION - CULTURAL RECOGNITION



Carlo Scarpa



AMORE Sulwhasoo Flagship Store, Neri&Hu Design and Research Office, South Korea, 2016



Plaza de Los Fueros, Eduardo Chillada + Pena Ganchegui, Vitoria, 1980



Study 34, Matthew Simmonds



Tunnel House, Makiko Tsukada Architects, Suginami, Japan 2010

NEGATIVE SPACE

Negative space draws on the notion of ‘something which once was’, particularly the presence of the original 1820s Bull + Bush Hotel, which was superseded by the 1930s hotel being built around it. As another form of cultural response, negative space works well when coupled with framing to interpret architecturally the overlapping history of the original and existing hotel structures, both of which play a significant cultural role in the foundations of urban development of Baulkham Hills.

HOTEL APPRECIATION - CULTURAL RECOGNITION



Kook Restaurant, Noses Architects with Mohamed Keilani, Italy 2012



Hotel Henriette Rive Gauche, Paris, France



ACME Restaurant, Luchettu Krelle, Rushcutters Bay



Valleaceron Chapel, Sancho-Madrdejos Architecture Office, Spain



ARCHITECTURAL AND INTERIOR MOMENTS

From the urban to the interior scale, the cultural and historical significance of the hotel might be recognised. Individual architectural moments allow for the employment of framing, negative space and trace principles to enhance user experience. This ultimately provides detailed modern spaces which nostalgically draw upon the historic memory of the existing hotels, on both physical, emotional and experiential levels. This allows for the memory and experience of the existing hotels to live on beyond the memory of the community, in the physical architectural presence of the proposed Bull + Bush Hotel.

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RESTRUCTURING THE PRECINCT

The intention of this section is to explore the existing condition of the site compared to the existing Planning Proposal submitted to council in late 2015, and re-interpret the open space proposition to align with the project objectives.

This section explores the making of the adjacent public park, and how the sites position can leverage and integrate the existing open space. This is done by:

- Identifying opportunities to upgrade public facilities.
- Clarifying the form of the public open space through rationalising the building footprints and positions
- Connecting the park to the adjacent streets
- Activating the edges of the park
- Creating a usable passive recreational environment with multiple opportunities and experiences
- Proposing an indicative planting layout that reinforces the above

RESTRUCTURING THE PRECINCT



EXISTING CONDITION

The existing condition of the site and adjacent open space do not leverage their position within the Local Centre and create a series of fractured spaces that are disconnected from each other, and from the surrounding streets.

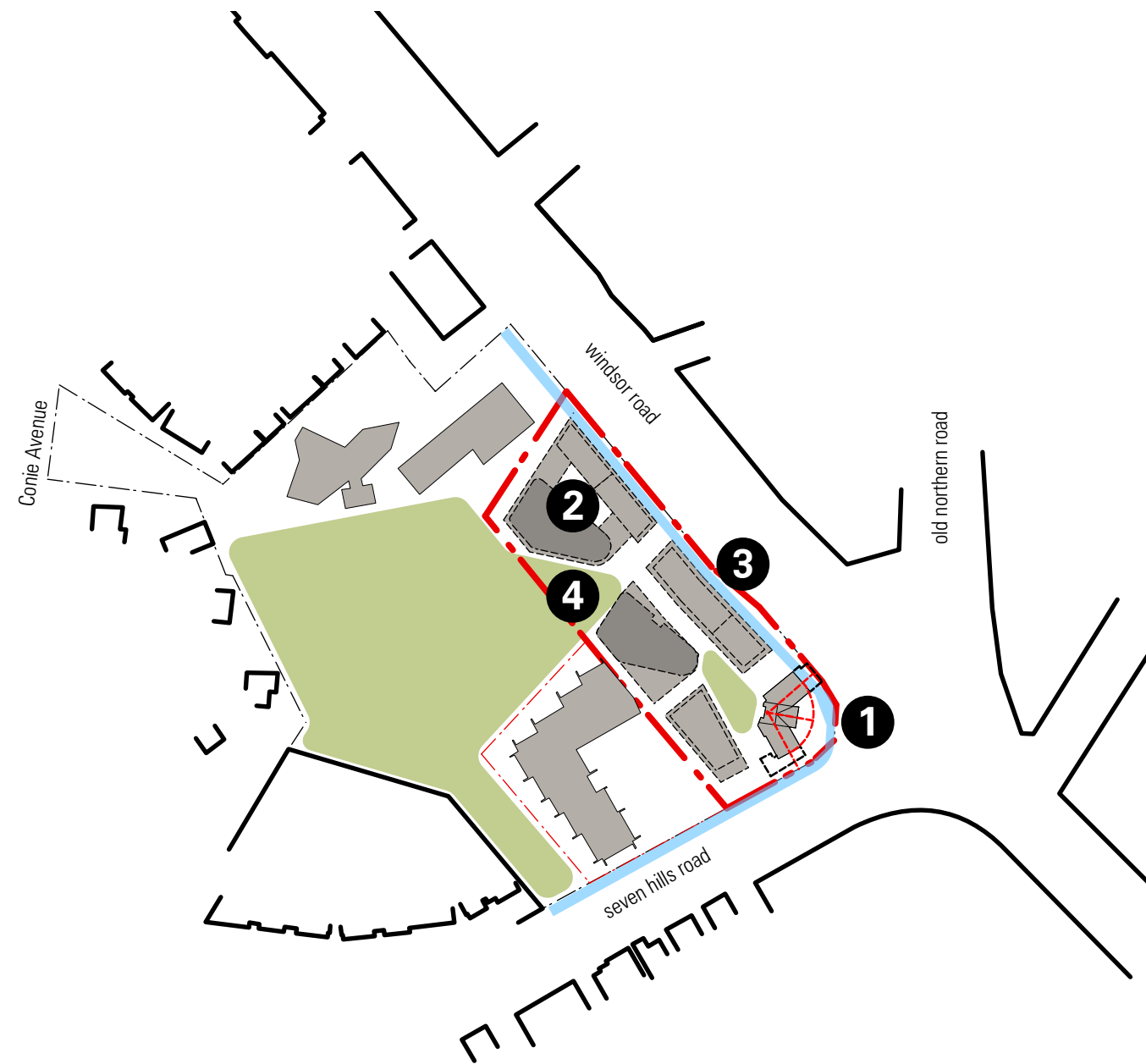
1. The public park has relatively poor connections to Windsor Rd. given a series of level changes and fencing arrangements along the existing western boundary line of the Bull + Bush site.

2. The topography of the public park is poorly resolved in a continuous sloping terrain that does not create usable space and is in a number of areas of a gradient that would not be acceptable for DDA requirements.

3. The existing edges along the western boundary of the site are highly vegetated but poorly surveilled and lack active edges, being comprised of predominantly back fences of adjacent properties and with no natural movement path or passive surveillance employed.



RESTRUCTURING THE PRECINCT



EXISTING PLANNING PROPOSAL

The existing planning proposal sought to achieve multiple aims within an envelope structure that was focused on:

1. Retaining the existing Bull + Bush hotel although acknowledging that the future road widening will significantly alter its current form.
2. Spreading building footprints across the site at a lower scale, This strategy naturally required more building footprint area and ultimately less "give back" to the public domain.
3. The lower building footprints were characterised by broader facade lengths facing the adjacent park and created more overshadowing onto the public park.
4. Creating connections through the site in the form of laneways and public plazas that connect to the adjacent park and Windsor Road.

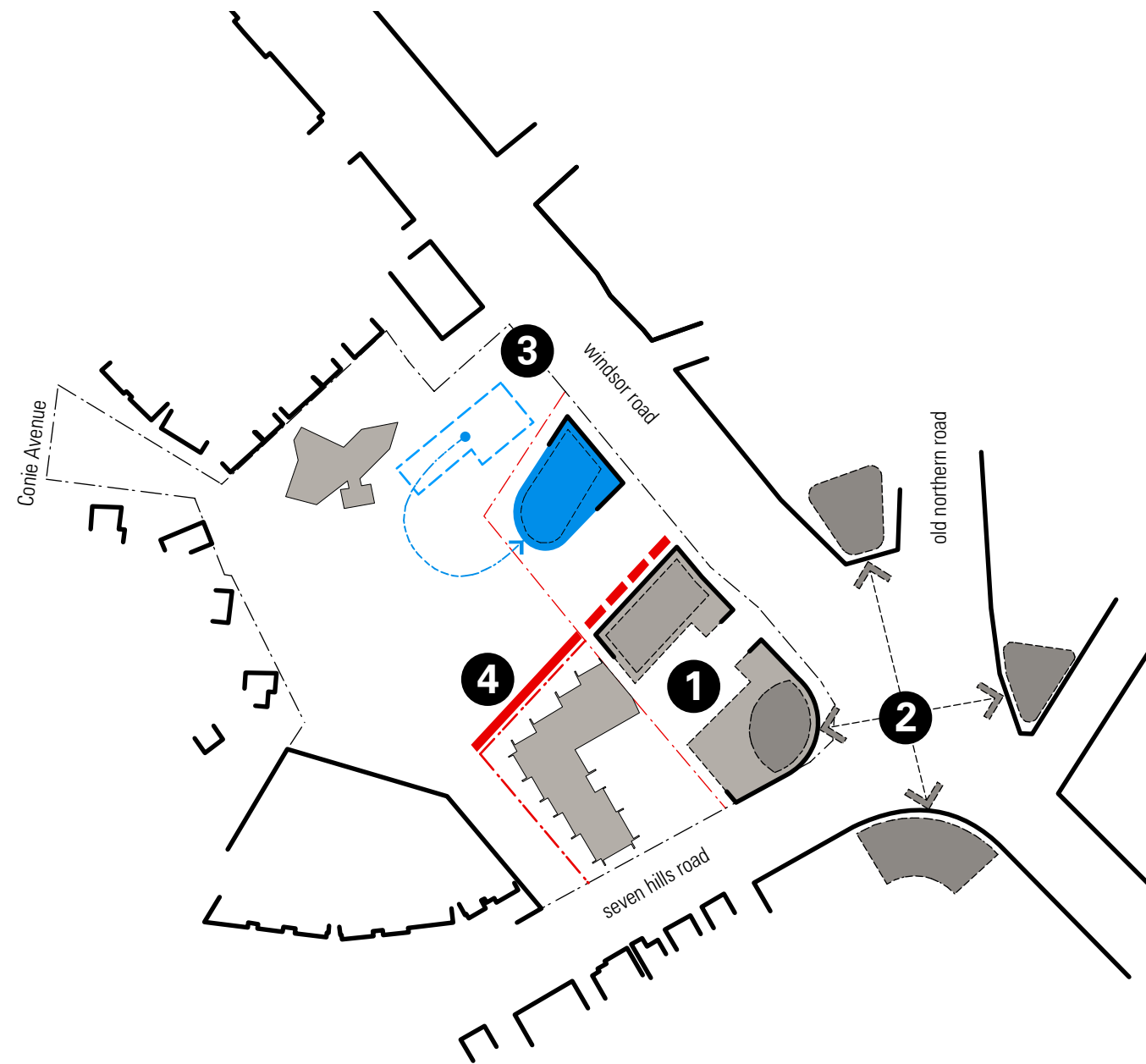


Figure 37. Artist's impression of the proposed courtyard to the heritage hotel



Figure 38. Artist's impression of the proposed beer garden and open space network on site

RESTRUCTURING THE PRECINCT



RETHINKING BUILDING MASS

1. Reorganise the building mass into discrete tower elements that allow greater sunlight access to the adjacent park and do not create full site coverage allowing greater "give back" to the public space.
2. Acknowledge the significant corner of Windsor Rd + Seven Hills Road with the tallest building forms creating an iconic intersection at the crest of the hill.
3. Demolish the existing community centre and integrate the community facilities on the site with an upgraded library and community centre.
4. Acknowledge the future development potential of the centre-link site and create a consistent edge to the public park.



Sauerbruch Hutton

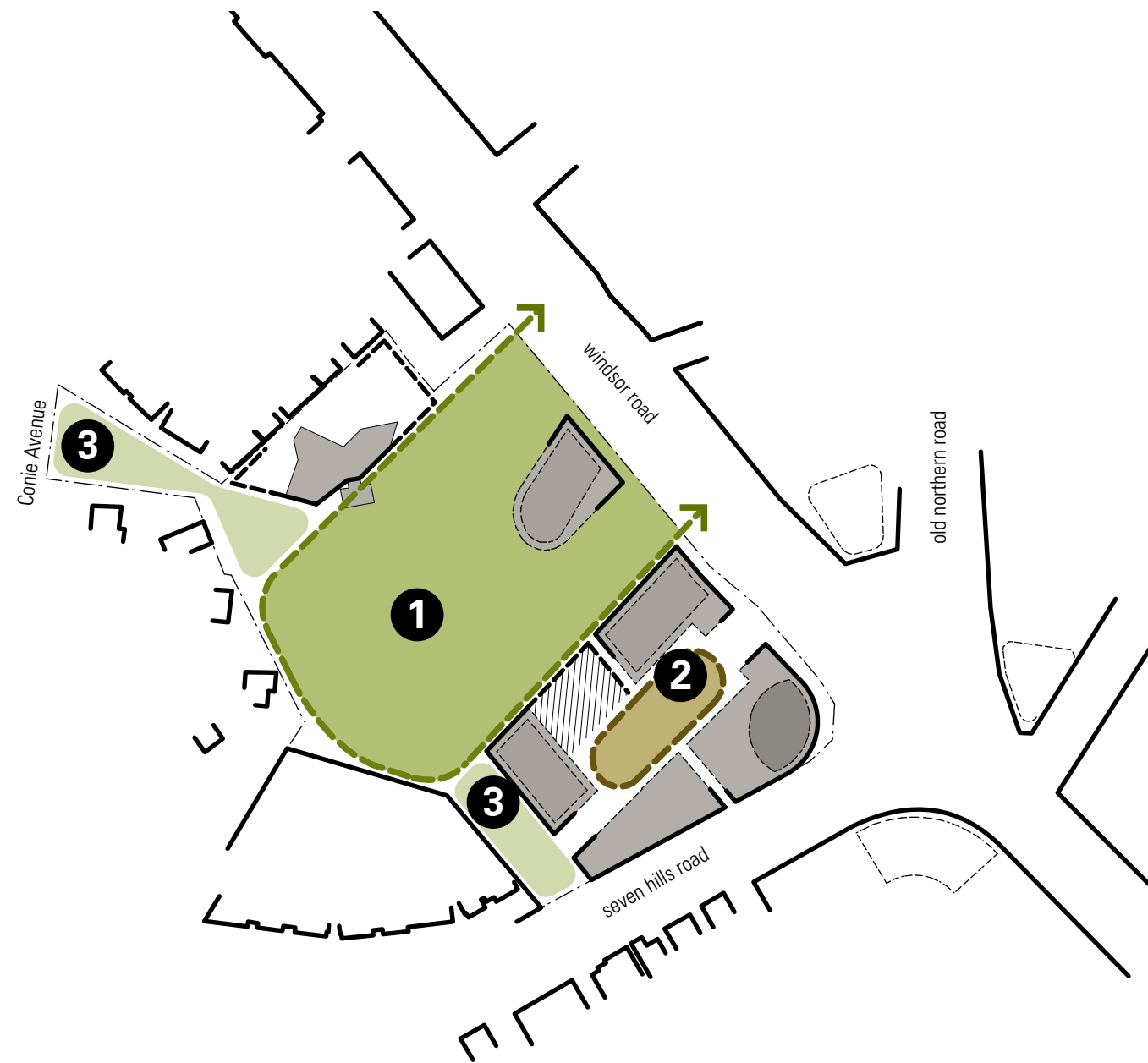


Francis-Jones Morhen + Thorpe



JPE design studio

RESTRUCTURING THE PRECINCT



INTEGRATING THE PARK + CREATING A SUITE OF COMPLEMENTARY SPACES

1. New public park

- Clarify the structure of the park by defining and activating its edges.
- Connect the park to the street and the new community centre.
- Create passive recreation opportunities for the local and wider community.

2. New Local Centre

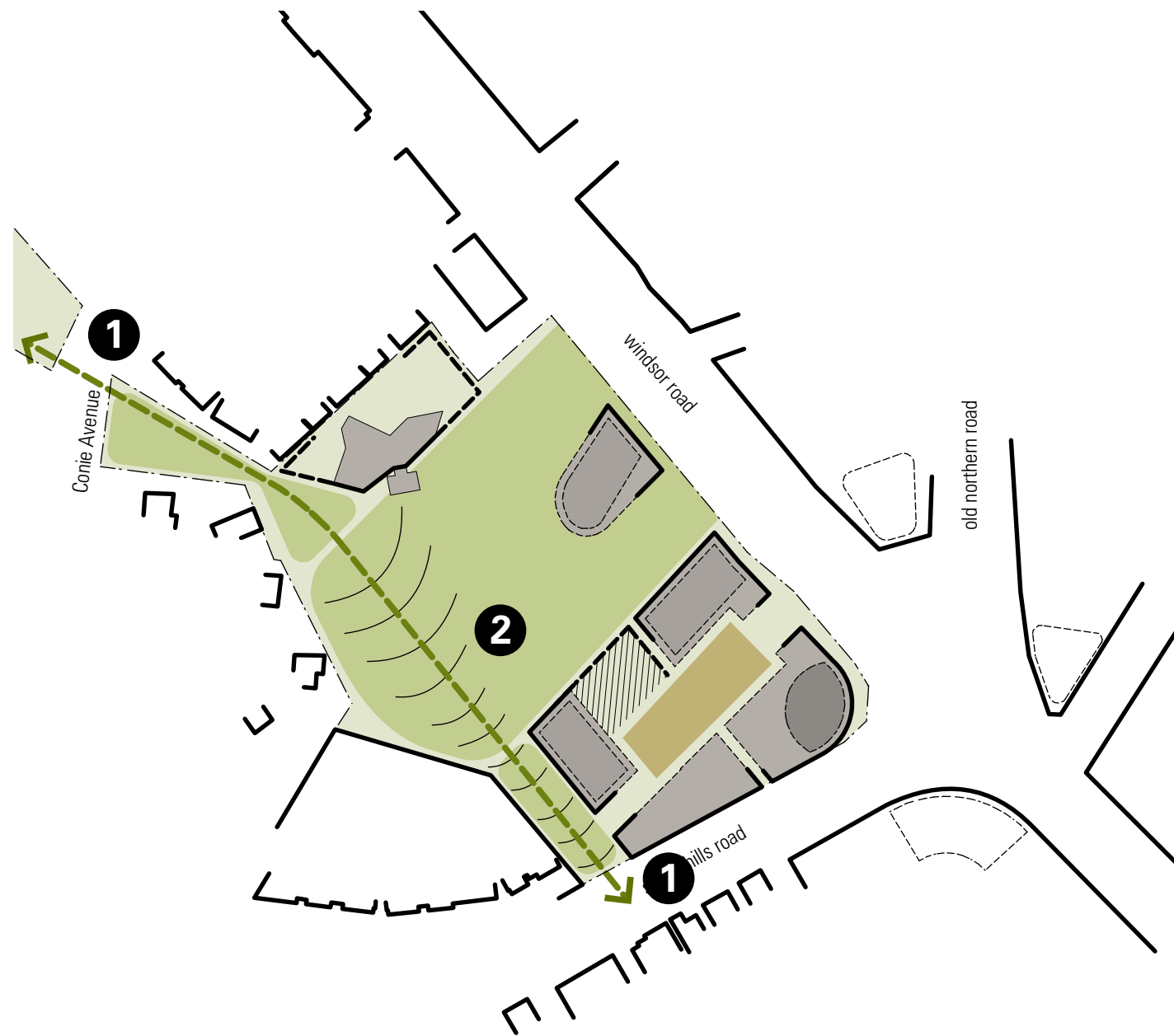
- Create new public open space for the Local Centre activated by the upgraded Bull + Bush hotel.
- Ensure any future re-development of the centre-link site can contribute positively to this space.

3. Movement Spaces

- Allow the movement spaces to leverage the existing significant planting and connections to adjacent streets.



RESTRUCTURING THE PRECINCT



MAKING NEW CONNECTIONS + RESOLVING TOPOGRAPHY

1. Create a movement corridor along the less activated edge of the new public park leveraging the connections to Connie Avenue + Seven Hills Road.
2. Resolve the topography across the new public park with terraced recreation zones that connect to each other and provide increased opportunity for the community to use the new park.
3. Ensure high quality finishes to the upgraded park and integration of public seating and opportunities to linger and recreate.



RESTRUCTURING THE PRECINCT

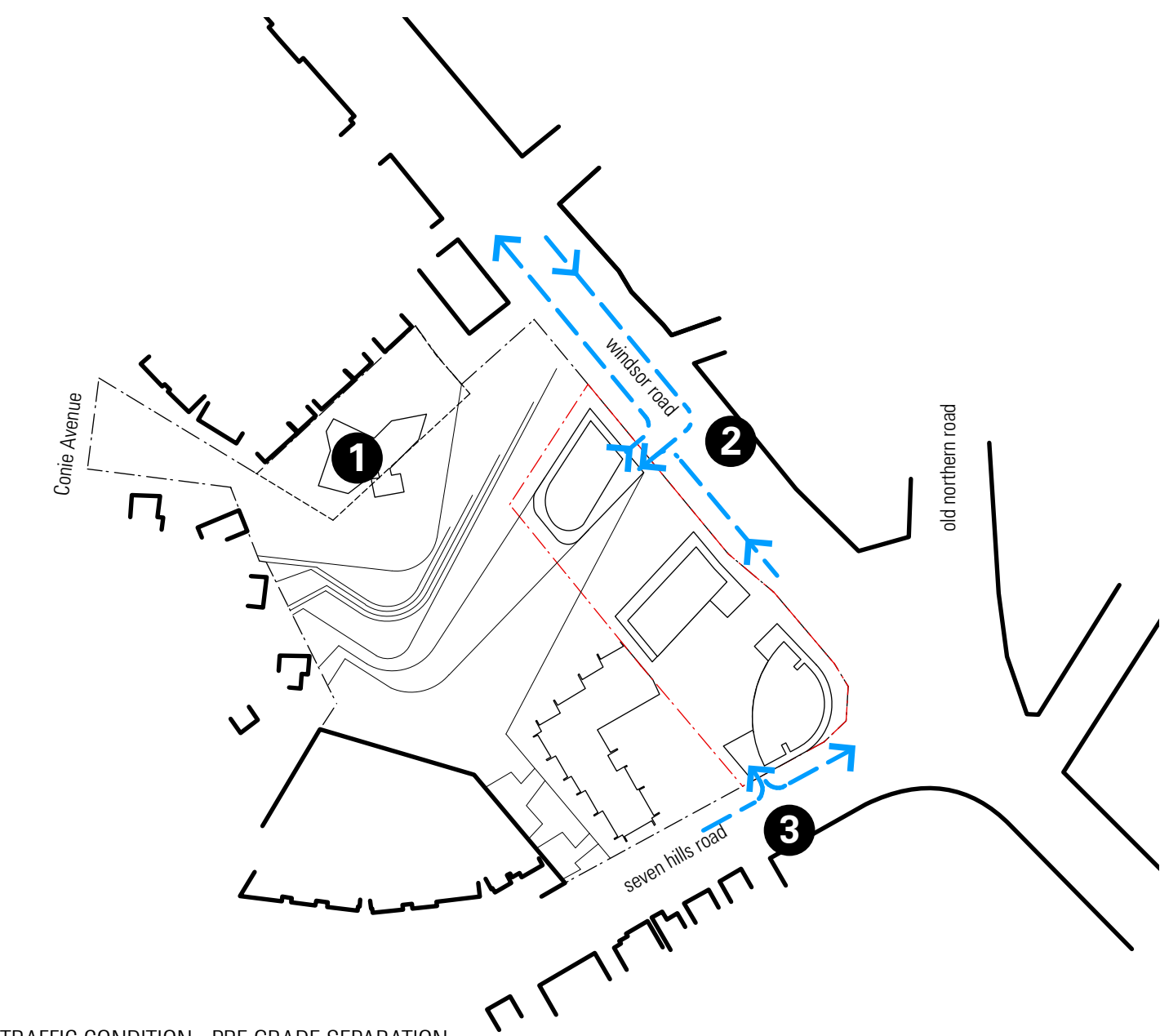


PLANTING OVERLAY

1. Use the planting overlay to reinforce the connection of the park to the street by creating avenues of trees that draw movement through from Windsor Rd.
2. Create natural divisions to the large open space through highly planted terraces that spatially breakdown the overall size of the new public park.
3. Create different sunlight effects with tree canopies ensuring that the new public park can be used at all times of the year:
 - Dappled sunlight terraces for hotter summer months
 - Open sunny terraces for cooler winter periods.



RESTRUCTURING THE PRECINCT

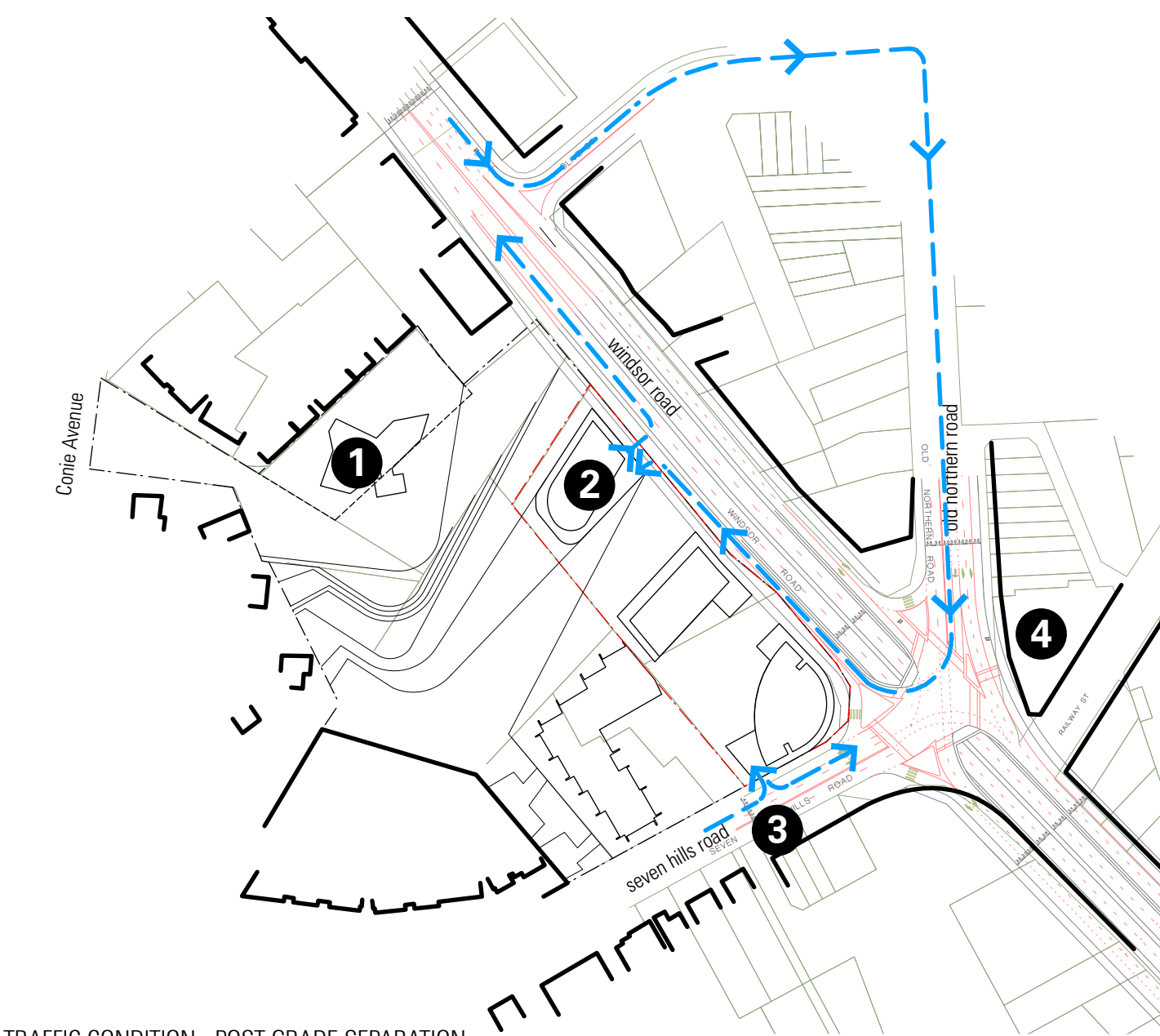


TRAFFIC CONDITION - PRE GRADE SEPARATION

- 1. Existing community facility for people with disabilities is serviced from Connie avenue in accordance with the existing arrangements.
- 2. Existing Left + Right in from Windsor Rd maintained. Left out to Windsor Rd. also maintained
- 3. Existing Left in + out on Seven Hills Road maintained.

LEGEND

- subject site boundary
- vehicular path



TRAFFIC CONDITION - POST GRADE SEPARATION

- 1. Existing community facility for people with disabilities is serviced from Connie avenue in accordance with the existing arrangements.
- 2. Existing Left + Left out to Windsor Rd. also maintained
- 3. Existing Left in + out on Seven Hills Road maintained.
- 4. Grade separation allows for right turn movement at Windsor Rd, and Seven Hills Rd for south bound entry traffic.

LEGEND

- subject site boundary
- vehicular path

PROPOSED SCHEME

FLOOR SPACE SUMMARY

RESI SUB TOTAL	GEA	GFA	resi FSR
	25,728 sqm	80.0%	20,582 sqm
			2.23 :1

RESIDENTIAL - DCP	GEA	GFA	NSA
	25,728 m2	80%	20,582 m2
		70%	18,010 m2
	1 Bedroom	2 Bedroom	3 Bedroom
	20%	65%	15%
TYPE 01	30%	50 m2	70 m2
TYPE 02	30%	65 m2	90 m2
TYPE 03	40%	75 m2	110 m2
DCP AVERAGE		65 m2	92 m2
			119 m2

Totals	40	129	30
Total			199

COMMERCIAL SUB TOTAL	GFA
4,866 sqm	80.0%
	3,892 sqm

RETAIL SUB TOTAL	GFA
1,246 sqm	80.0%
	997 sqm

HOTEL SUB TOTAL	GFA
1,442 sqm	80.0%
	1,153 sqm

COMMUNITY	GEA	GFA
	3,128 sqm	80.0%
		2,502 sqm

OTHER THAN RESIDENTIAL SUB-TOTAL	Other FSR
	8,545 sqm
	0.92 :1

Site Area	9,250 sqm	Total GFA	29,127 sqm
		Total site	FSR = 3.15 :1



Tony Caro Architecture



74 Mill Point Road, Hilliam Architects



A'Beckett Tower, Elenberg Fraser



Rebel One, WWAA, Warsaw Poland

PROPOSED SCHEME

The proposed scheme is prepared as a direct response to the objectives stated on page 01 of this report, and an attempt to increase the public open space on the ground plane. By positioning more of the envelope area into tower forms this “opens” the ground plane for more public space and through site connections.

The public space is organised into a number distinct places:

- The Local Centre Square
- Upgraded park
- Connection spaces

Local Centre Square

The Local Centre square is a direct response to the “gravitas” of the Local Centre shifting to this site as it is ideally positioned adjacent to the major open space of the precinct and the re-imagined Bull + Bush Site.

The Local Centre Square would be activated by the upgraded Bull and Bush Hotel positioned in the base of the tallest tower on the corner of Windsor Road, and Seven Hills Road. This is a generous space that could be extended when the adjacent site is re-developed. The scale of the Local Centre square, achievable given the re-distributed building mass can also function without the redevelopment of the adjacent site.

Upgraded park

We have shown indicatively on the plan the idea that a new public park could be consolidated and clarified, it’s edges activated and the connections through to the adjacent streets made more meaningful.

Connection spaces

The connection spaces mediate the topography through the introduction of a series of landscaped terraces and leverage the existing mature planting along the access road from Connie Avenue.

PROPOSED SCHEME



Local Centre Square



Upgraded Bull + Bush Hotel



Kids Play Park



Upgraded Park



Potential Library



Opportunity for seasonal Markets

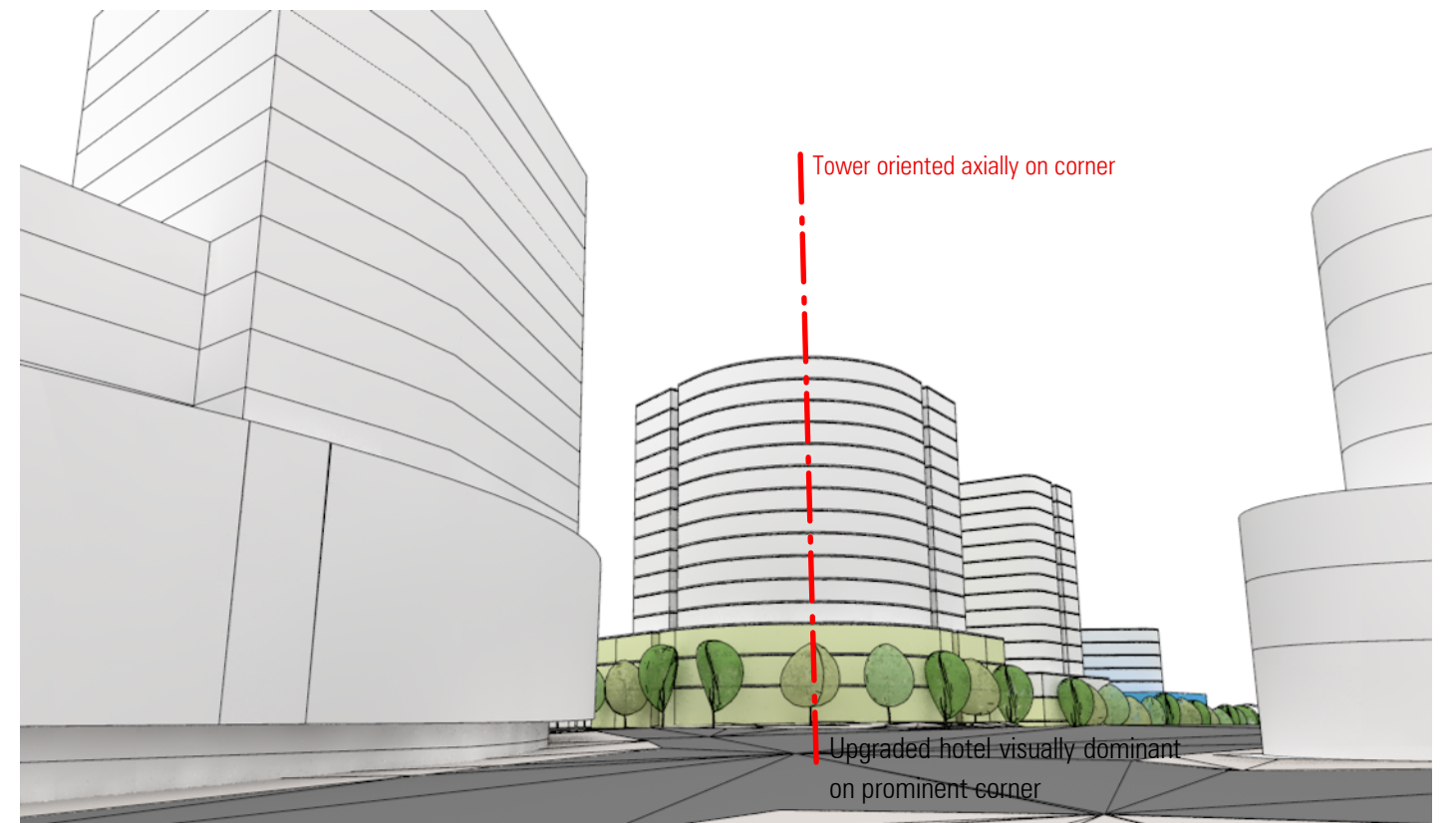
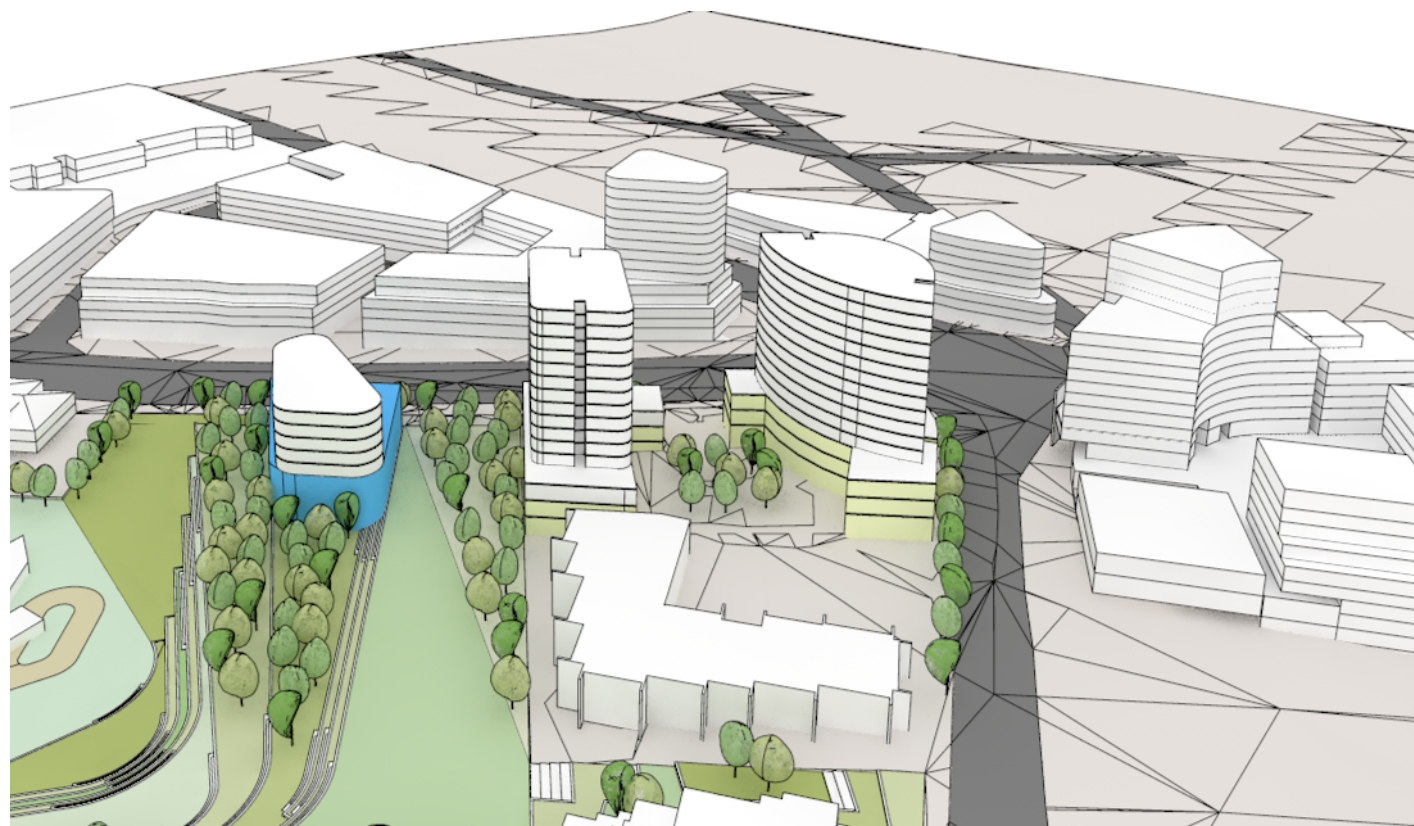
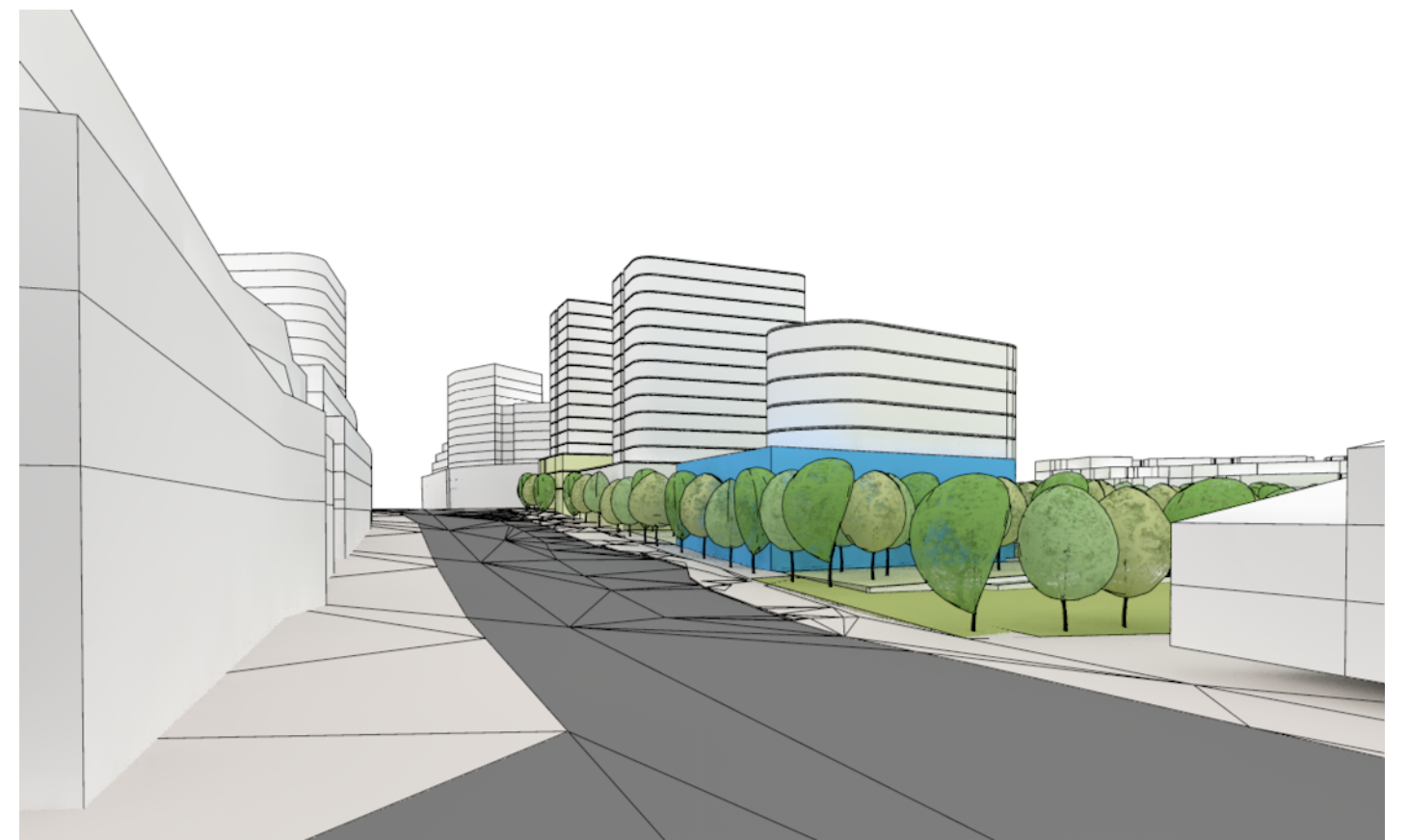
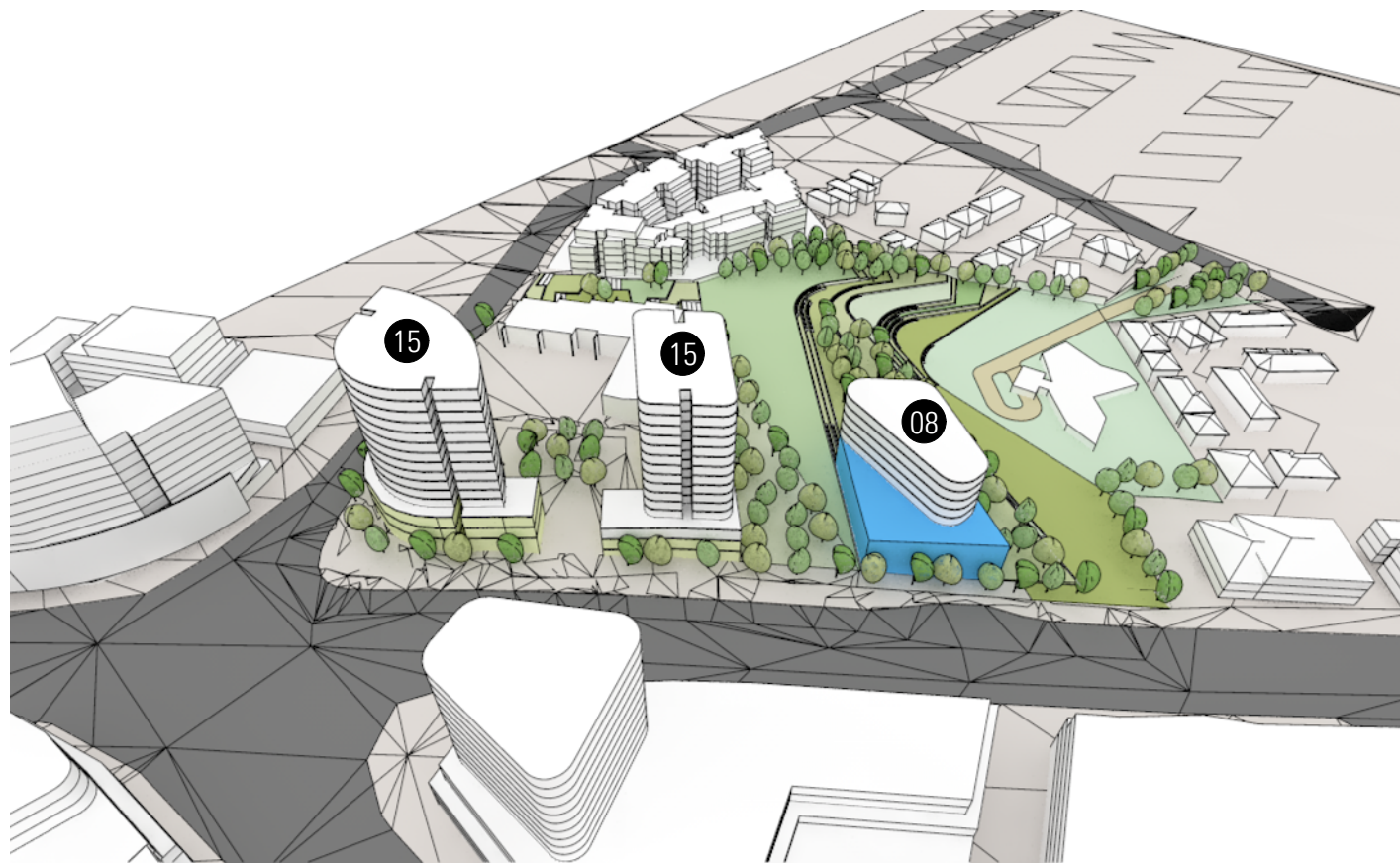


Baulkham Hills Local Centre - BULL + BUSH SITE
360-378 Windsor Road, Baulkham Hills.

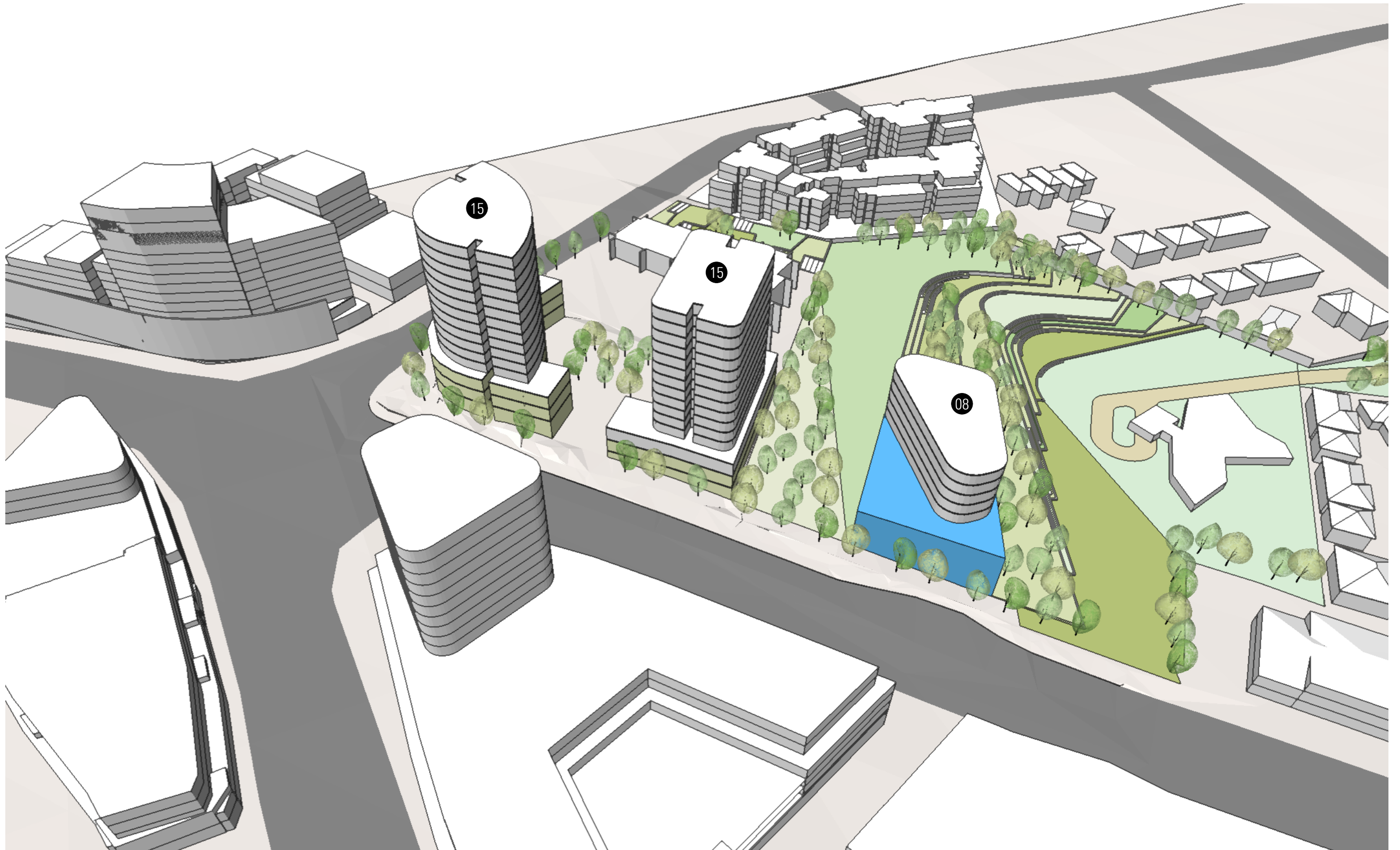
PROPOSED SCHEME



PROPOSED SCHEME



PROPOSED SCHEME



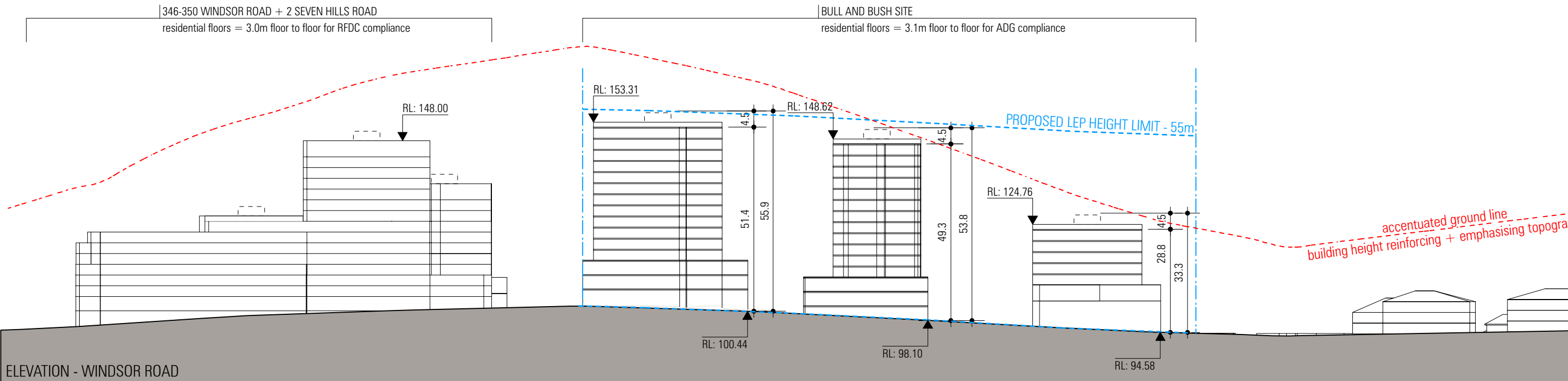
PROPOSED SCHEME

ELEVATION + RELATIVE HEIGHT

The proposed envelopes are shown here in relation to the approved development at 2 Seven Hills Road are marginally taller. This is a deliberate and necessary consequence of two primary factors:

- 1. The Bull + Bush site is currently, and should remain to be the principle landmark of the precinct. Therefore the height of this building is above that of the surrounding developments to ensure that it remains the principle landmark into the future.
- 2. The natural floor to floor heights of the residential component are indicatively expressed here as 3.1m. The increase in height from 3.0m is a consequence of the evolving regulatory controls (ADG) and the requirements for increased height in kitchens etc.

ELEVATIONAL PERSPECTIVE



PROPOSED SCHEME

MATERIALITY

The pedestrian experience of the proposed development should on of architectural detail and delight. The architecture of the lower podium elements should be expressed through high quality materials that relate to the surrounding development, express their function, and convey a sense of the heritage of the site.



Original Bull and Bush hotel



The materiality of the podium elements should form part of the heritage interpretation strategy and draw directly from the colonial heritage of the original buildings. The concept shown here of the renovated Bull and Bush hotel references the original wrap around balconies and solid masonry materiality.



2 Seven Hills Road



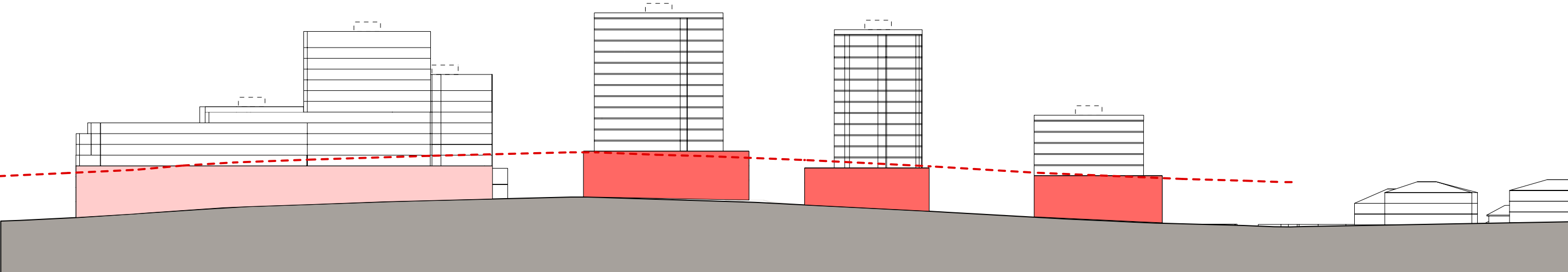
Looking forward into the future context of the surrounding sites the podiums should draw upon the materiality of the proposed podiums. High quality materials such as sandstone, glass and steel will create a pedestrian “datum”.



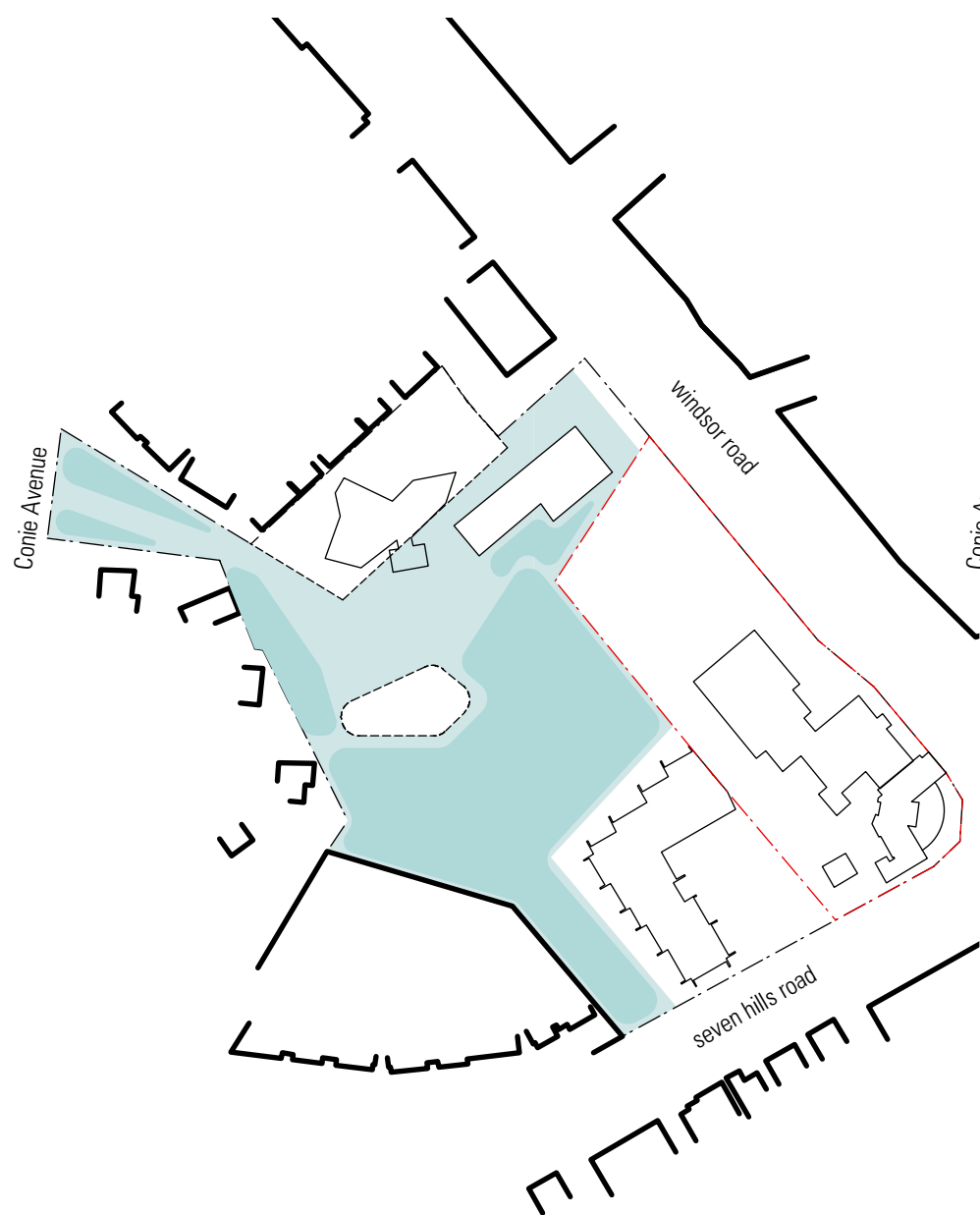
JPE design studio



The internal programmatic differences of the podium elements should be expressed in different architectures and materials. The new community centre should be recognisable as a public building and not a retail / commercial / residential building, adding to the variety and architectural diversity.



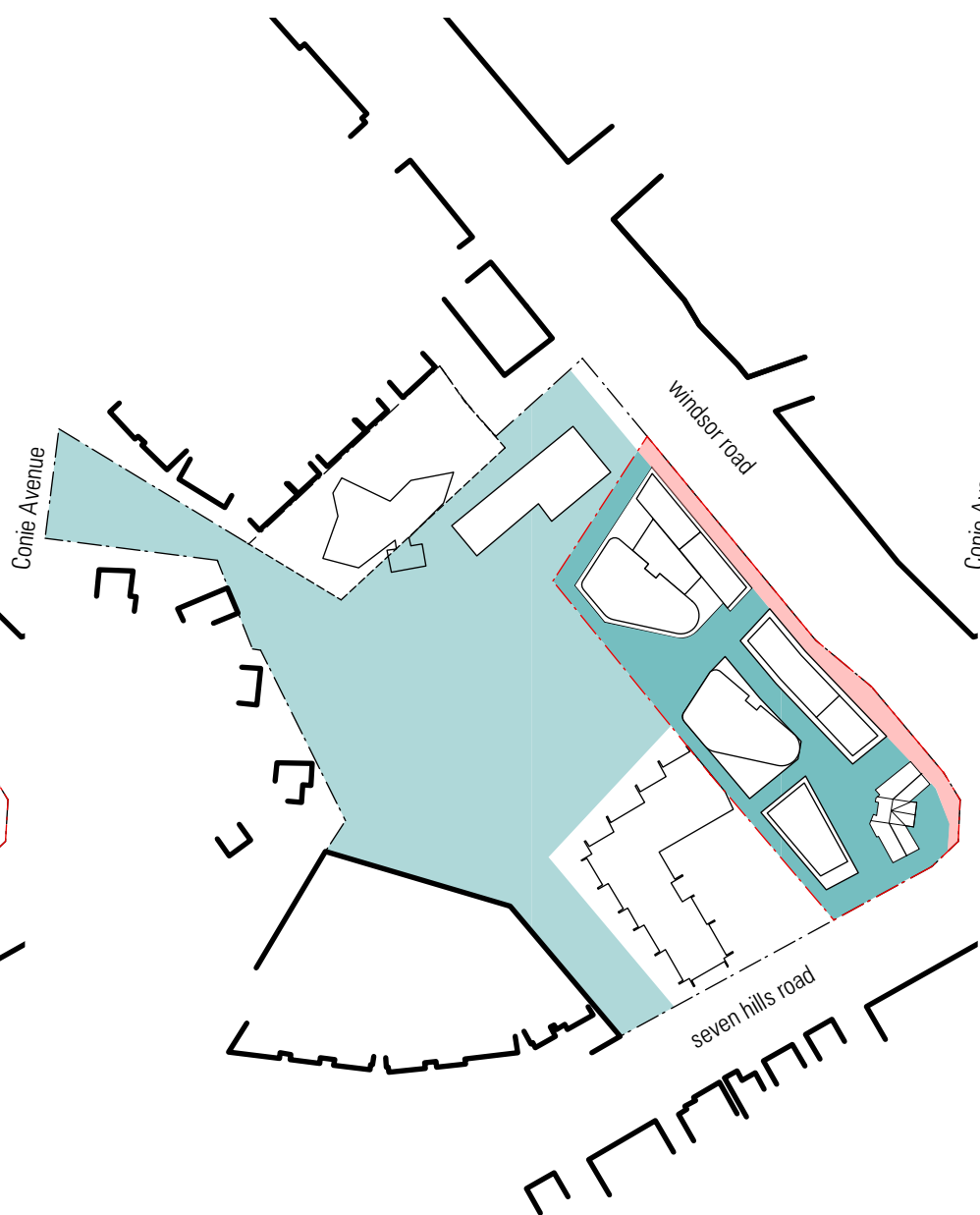
PROPOSED SCHEME



OPEN SPACE SUMMARY - EXISTING CONDITION

LEGEND		
	subject site boundary	
	public open space - usable	8,800 sqm
	public open space - peripheral	6,200 sqm

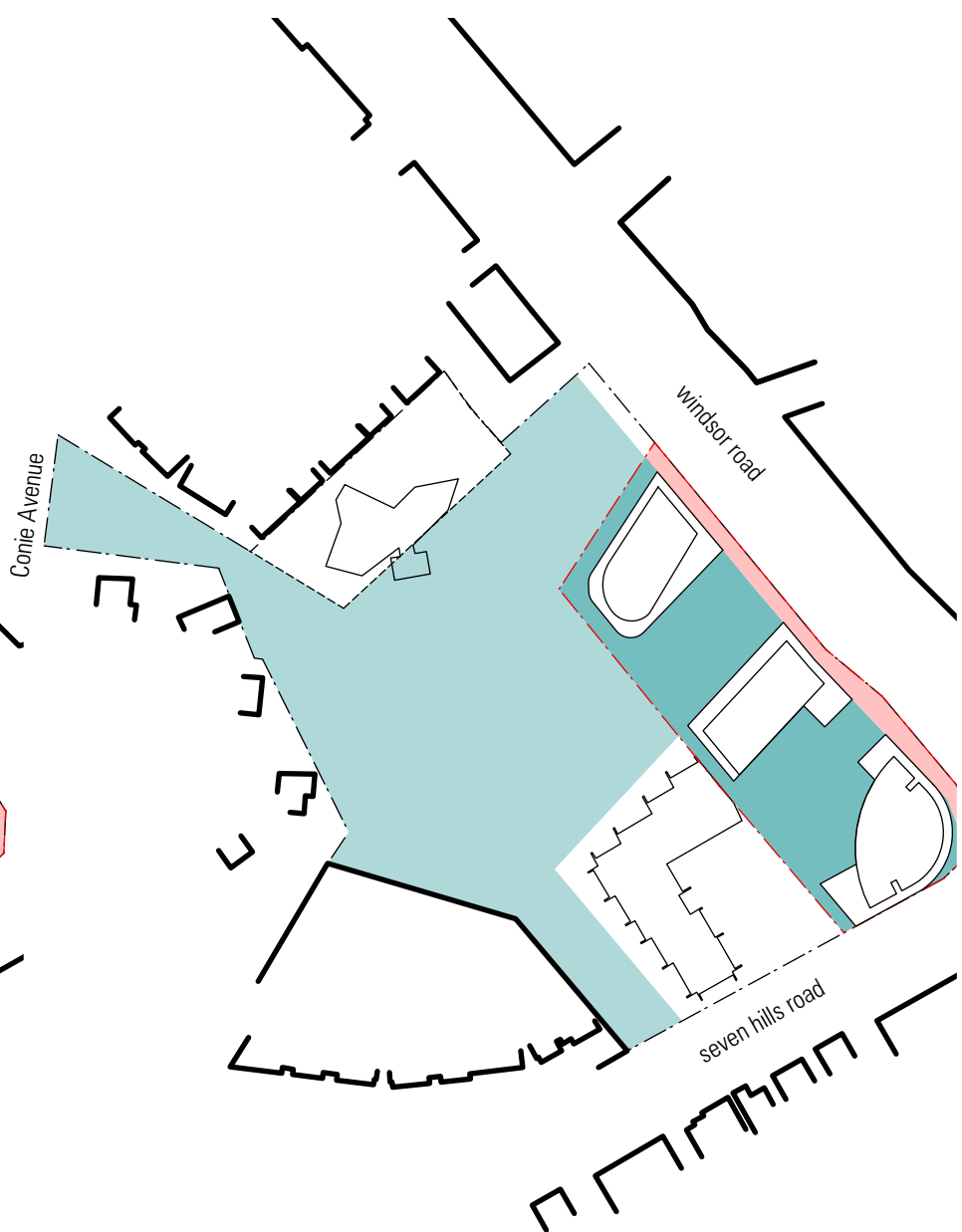
TOTAL PUBLIC OPEN SPACE
15,000 sqm



OPEN SPACE SUMMARY - EXISTING PLANNING PROPOSAL

LEGEND		
	subject site boundary	
	area for road widening	995 sqm
	public open space - on bull + bush site	3,627 sqm
	public open space - adjacent	15,718 sqm

TOTAL PUBLIC OPEN SPACE
19,345 sqm



OPEN SPACE SUMMARY - PROPOSED SCHEME

LEGEND		
	subject site boundary	
	area for road widening	995 sqm
	public open space - on bull + bush site	4,179 sqm
	public open space - adjacent	16,582 sqm

TOTAL PUBLIC OPEN SPACE
20,761 sqm

VISION

This section explores the vision for the integrated open space and building footprints and presents a vision for the precinct through multiple views detailing the experience of being in the upgraded openspaces.

VIEW OF NEW PARK AND PRECINCT

NEW LIBRARY + COMMUNITY CENTRE

UPGRADED PARK

EXISTING CENTRE RETAINED

UPGRADED BULL + BUSH HOTEL



VIEW OF NEW PARK AND PRECINCT + FUTURE DEVELOPMENT OPTION FOR CENTER-LINK SITE

NEW LIBRARY + COMMUNITY CENTRE

UPGRADED PARK

EXISTING CENTRE RETAINED

UPGRADED BULL + BUSH HOTEL



VIEW FROM CORNER OF WINDSOR RD. + SEVEN HILLS ROAD



VIEW OF BULL + BUSH BEER GARDEN



PASSIVE RECREATION ACTIVITIES IN THE PARK



VIEW OF NEW PARK



VIEW SHOWING CONNECTION OF NEW PARK TO WINDSOR ROAD



VIEW OF NEW COMMUNITY CENTRE ACTIVE EDGES

NEW LIBRARY + COMMUNITY CENTRE



VIEW FROM WINDSOR ROAD INTO NEW PARK AND COMMUNITY CENTRE



NEW LIBRARY + COMMUNITY CENTRE

SHADOW COMPARISION

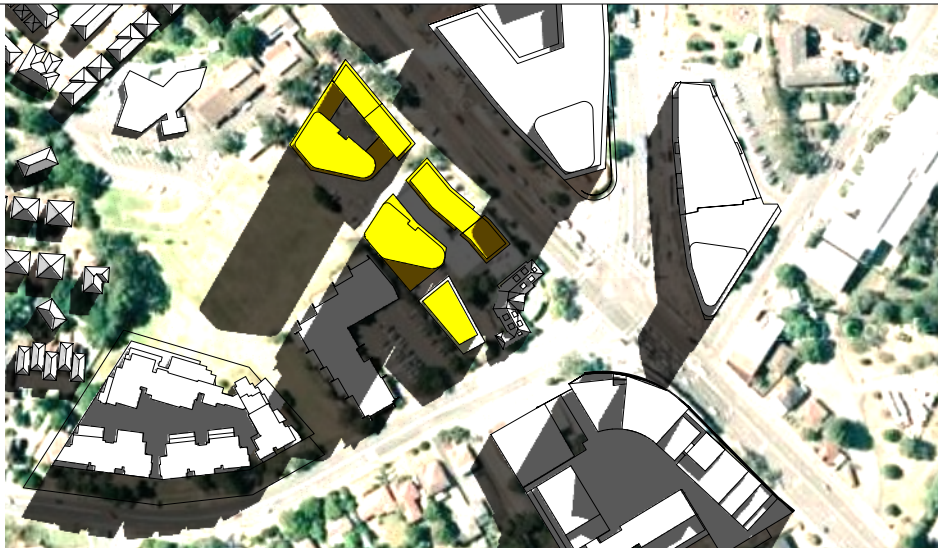
This section demonstrates the benefits of the proposed scheme compared to the existing planning proposal by directly comparing the overshadowing implications at the Winter Solstice. It is clear from this analysis that a better outcome is achievable with the proposed building envelopes.

SHADOW COMPARISION - WINTER SOLSTICE

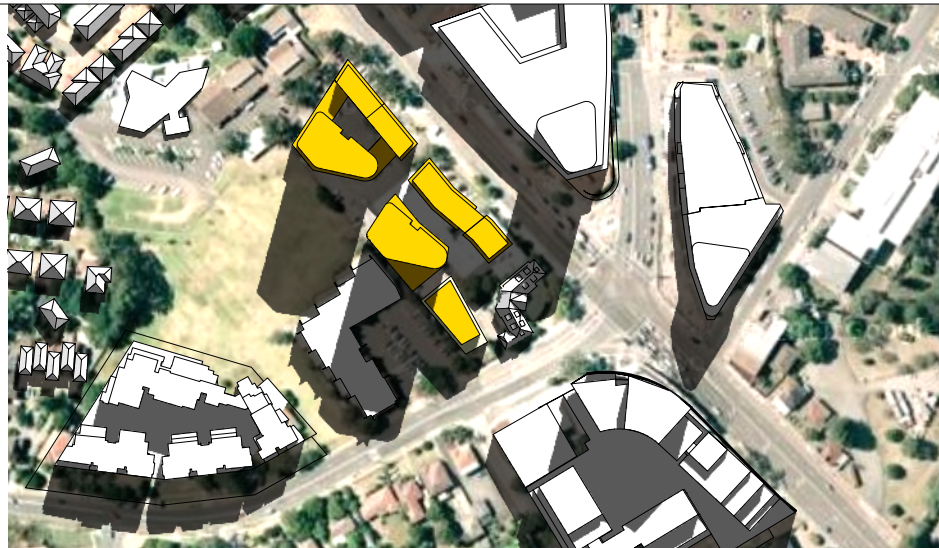
EXISTING PLANNING PROPOSAL



09:00



10:00

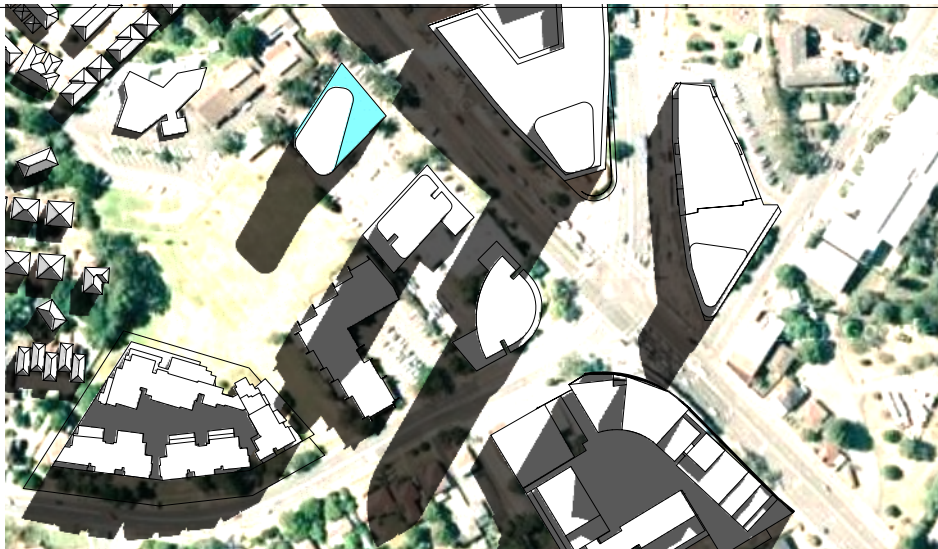


11:00

PROPOSED ENVELOPES



09:00



10:00



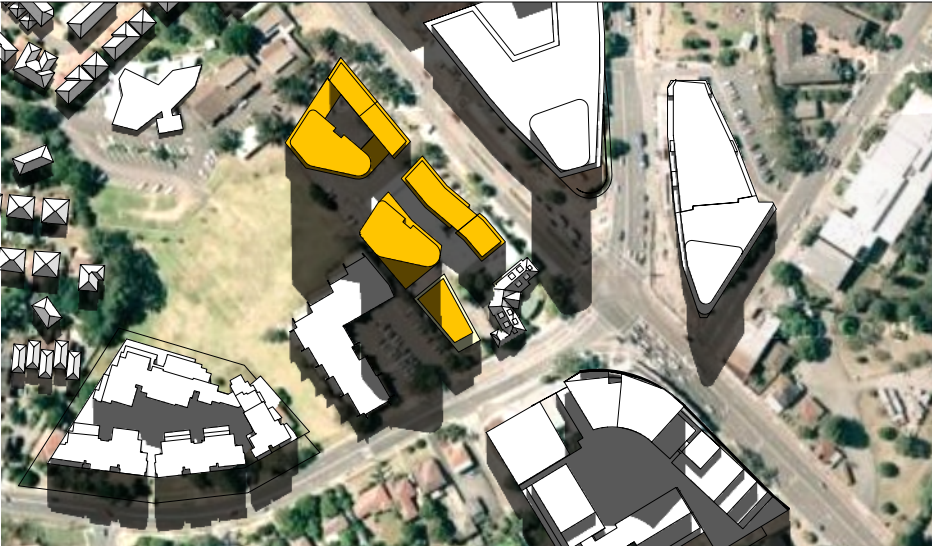
11:00



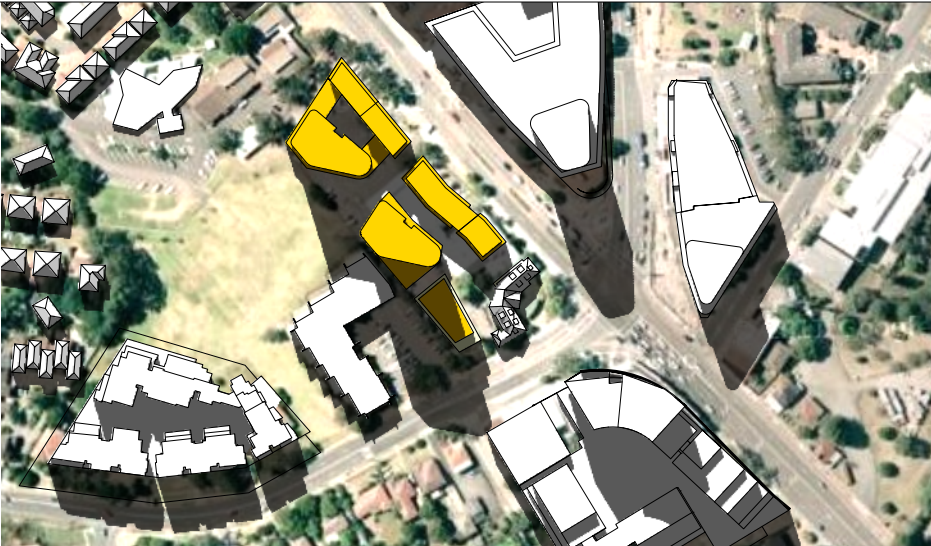
Baulkham Hills Local Centre - BULL + BUSH SITE
360-378 Windsor Road, Baulkham Hills.

SHADOW COMPARISION - WINTER SOLSTICE

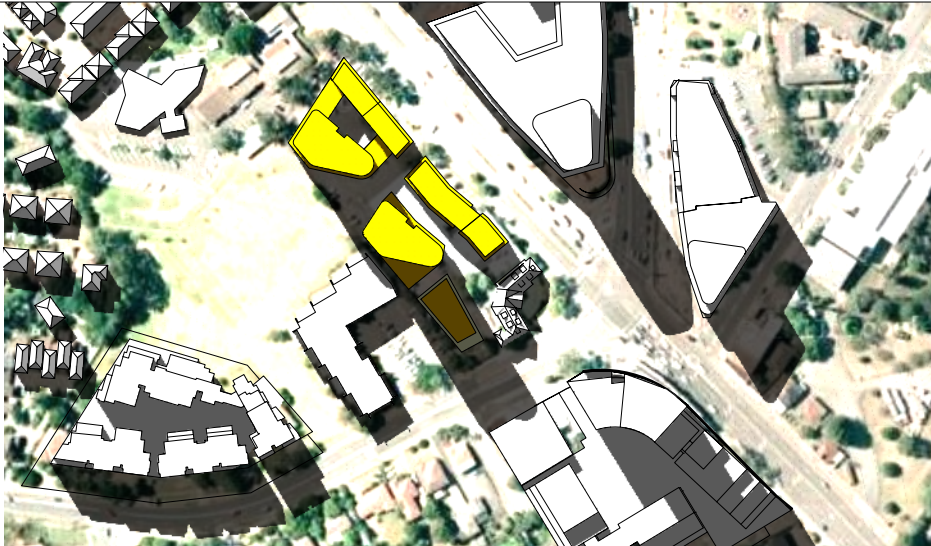
EXISTING PLANNING PROPOSAL



12:00

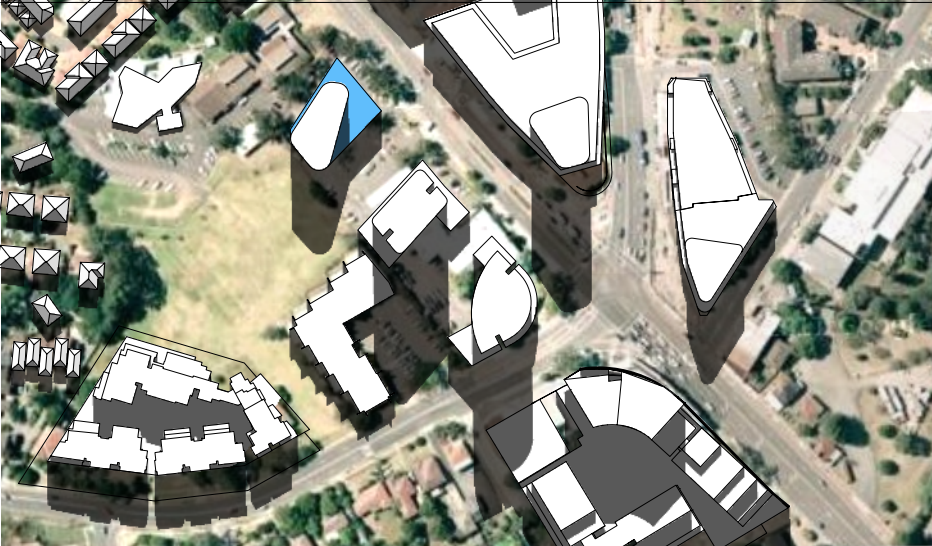


13:00

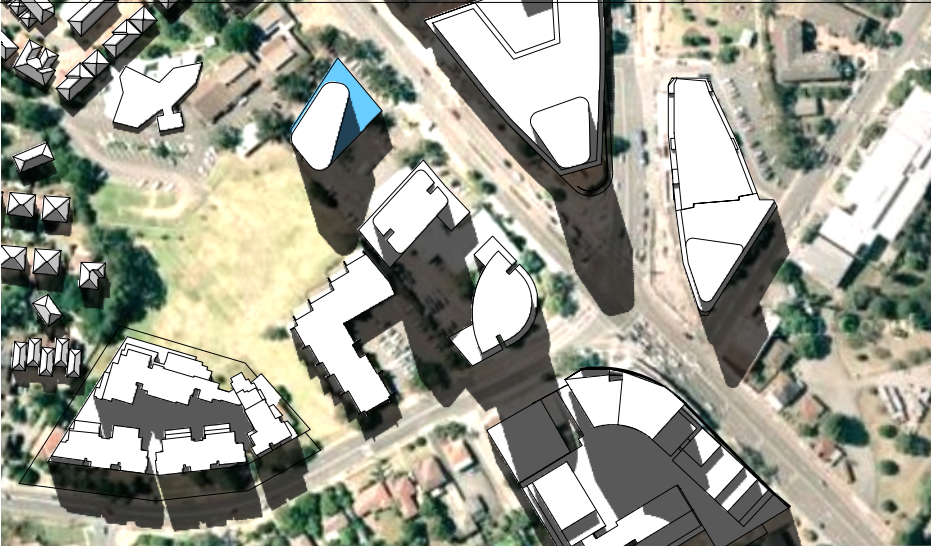


14:00

PROPOSED ENVELOPES



12:00



13:00



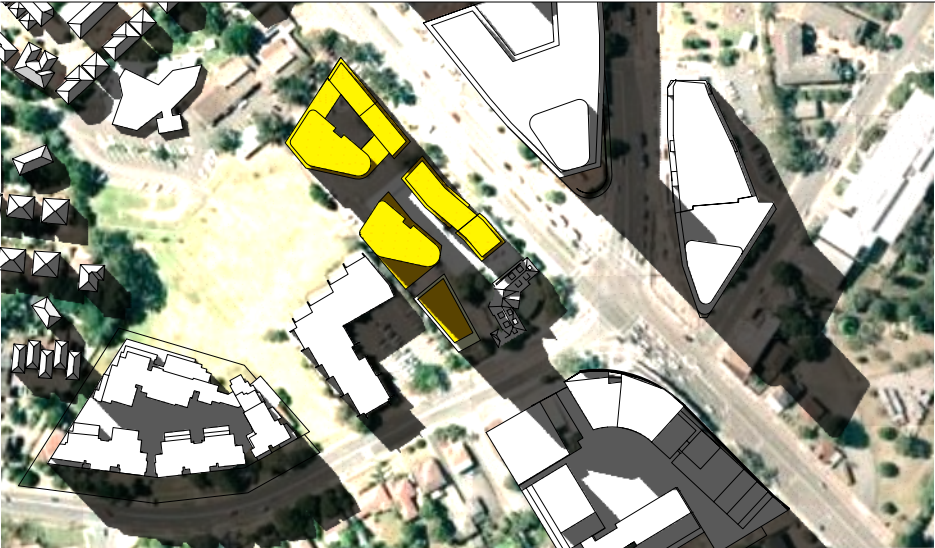
14:00



Baulkham Hills Local Centre - BULL + BUSH SITE
360-378 Windsor Road, Baulkham Hills.

SHADOW COMPARISION - WINTER SOLSTICE

EXISTING PLANNING PROPOSAL



15:00

PROPOSED ENVELOPES



15:00



Baulkham Hills Local Centre - BULL + BUSH SITE
360-378 Windsor Road, Baulkham Hills.

SUMMARY

This summary analyses the proposed scheme and the information above and compares the project to the objectives that we set out to achieve:

- 1. Create a cohesive + legible public domain leveraging the sites position adjacent to the existing public park.

The restructuring of the precinct presented here creates a legible and cohesive public park that is activated at its edges and connected physically and visually to the surrounding streets. This is a park of passive recreation that will serve the community of Baulkham Hills and can be detail designed to accommodate a host of additional functions and potential landscape overlays.

- 2. Provide an upgraded and relocated community centre and library on the site, through a V.P.A

This proposal provides a library and community centre building at the heart of the new Local Centre with opportunities for activated edges around the new public park. The scale of the community centre provides opportunities for cafés at ground floor, and separately rentable public rooms and the like including, meeting rooms, conference facilities, multifunctional spaces that could form part of an income generating source for council.

- 3. Respect and re-interpret the Bull + Bush hotel as a cultural landmark.

The Bull + Bush hotel is re-interpreted in this proposal as an evolution of the existing and past iterations of the site. The hotel is maintained on the prominent corner and given new life with expanded areas and improved relationships to a new beer garden forming part of an exciting and vibrant new Local Centre square. The landmark quality of the hotel is preserved, protected and updated for the next 140 years.

- 4. Recognise the sites potential to create a new locus for the Baulkham Hills Local Centre

This site at the heart of the Local Centre, adjacent to a public park, and activated by the new community centre, library, and upgraded Bull + Bush hotel will from a vibrant new precinct in Baulkham Hills. The obvious complications with consolidation of smaller sites on the northern side of Windsor Road make this site particularly well placed to shift the locus of the Local Centre to this site and leverage the sites position adjacent to the upgraded park.

- 5. Leverage the sites position in the Baulkham Hills Local Centre and future and rapid transport projects as a vehicle for increased density

A site of this scale can accommodate the increased density and given its rejuvenation of the Local Centre will serve as a vibrant and activated hub for retail, and leisure activity. Commensurate with these aims the increase in density will ensure that the ground plane is activated by the residential community. The traffic solution and future public transport hubs will serve the future community, connecting it to the wider LGA and neighbouring centres.

- 6. Acknowledge and maintain the future re-development opportunities on adjacent sites.

This proposal respects the development potential of the adjacent “centre link” site by creating a development pattern that will work in the short term and allows the adjacent site to redevelop in the longer term to form part of the Local Centre. This proposal mitigates the overshadowing impacts on the adjacent site by intelligent positioning building envelopes.

- 7. Accommodate the future grade separation and road widening of Windsor Road and resolve the traffic and vehicular access to the site

Future road widening is accommodated in this proposal with all building footprints clear of the road widening path, and a sensitive, dignified approach to the implications on the existing Bull + Bush hotel.

The associated traffic report demonstrates that this project can accommodate the increases in traffic volume using the existing street network or the future grade separation. Refer to the traffic report for further detail.



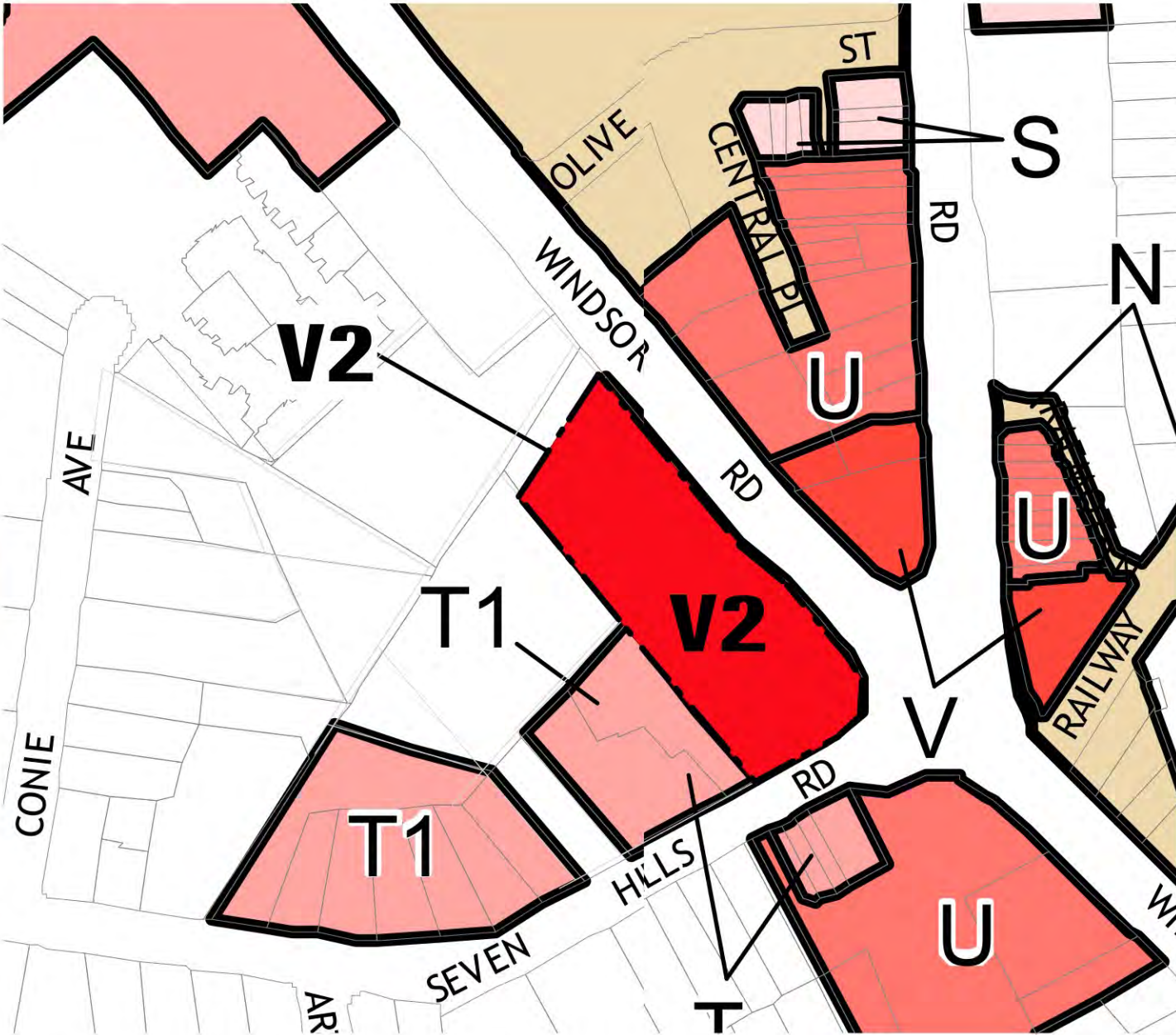
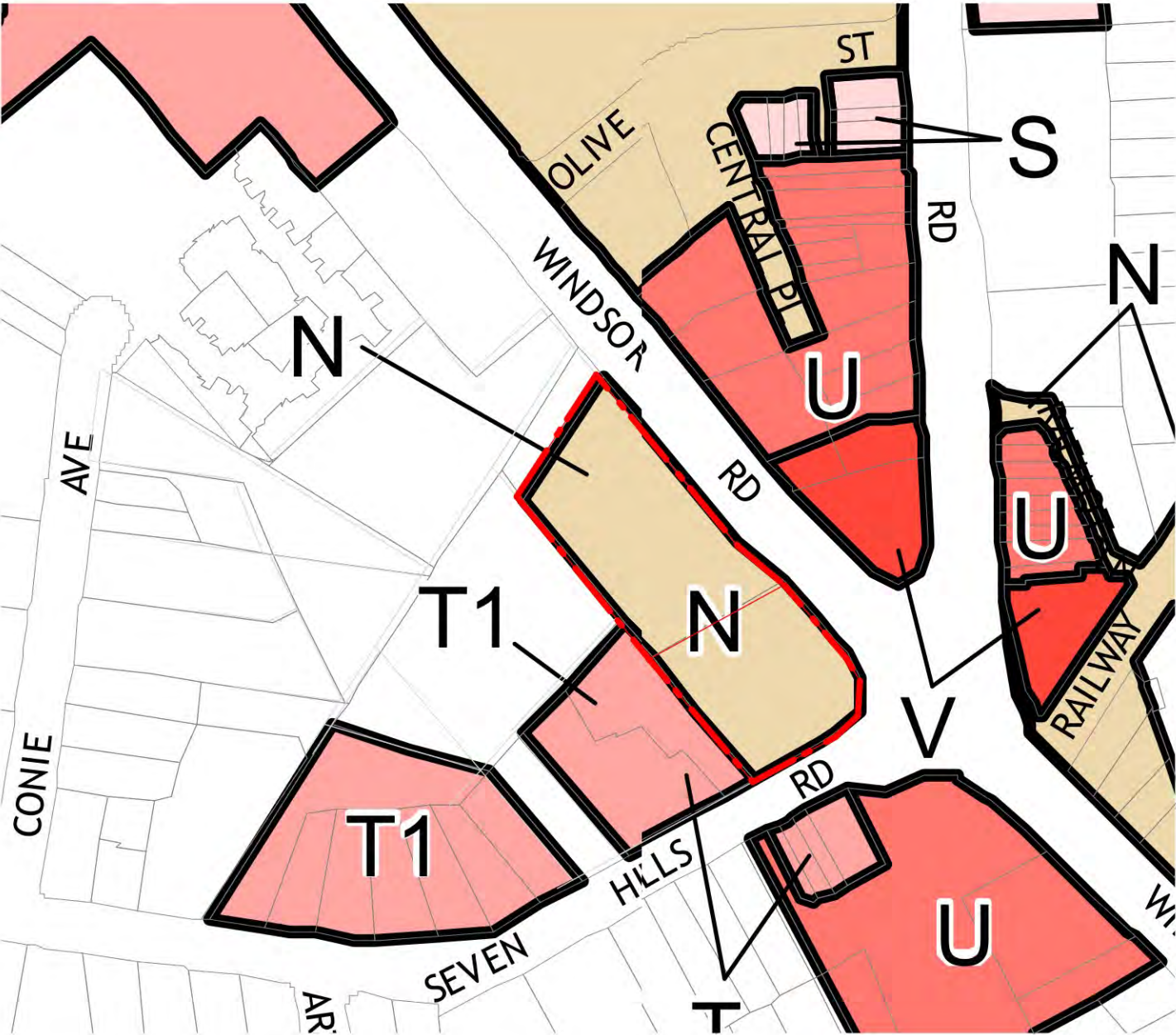
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APPENDIX

This section demonstrates the existing and proposed LEP + Urban Design Guidelines, including:

- height of building (HOB)
- floor space ratio (FSR)
- land zoning (LZN)
- height of building - STOREYS
- building separation - METERS

LEP MAP CHANGES - FSR



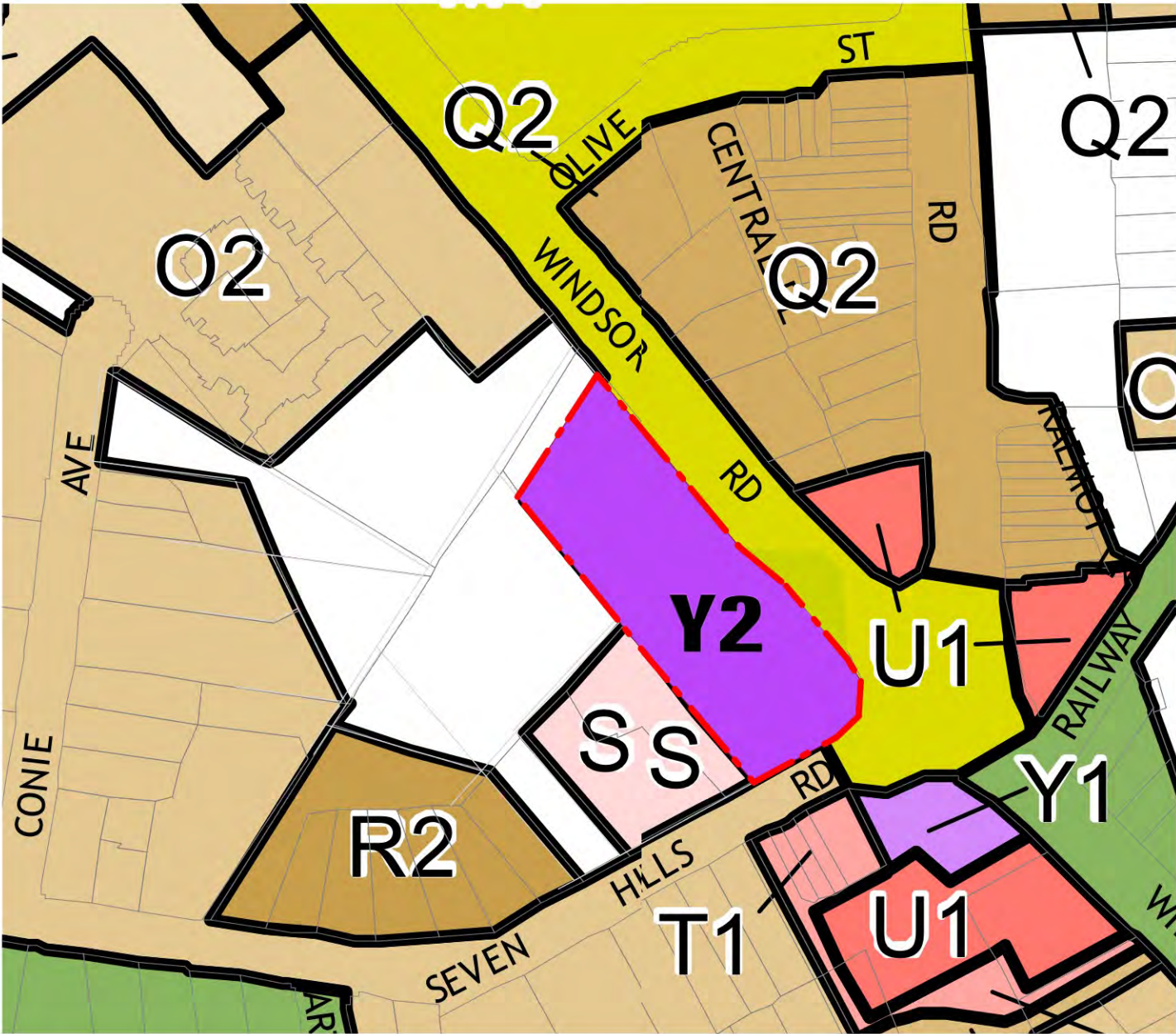
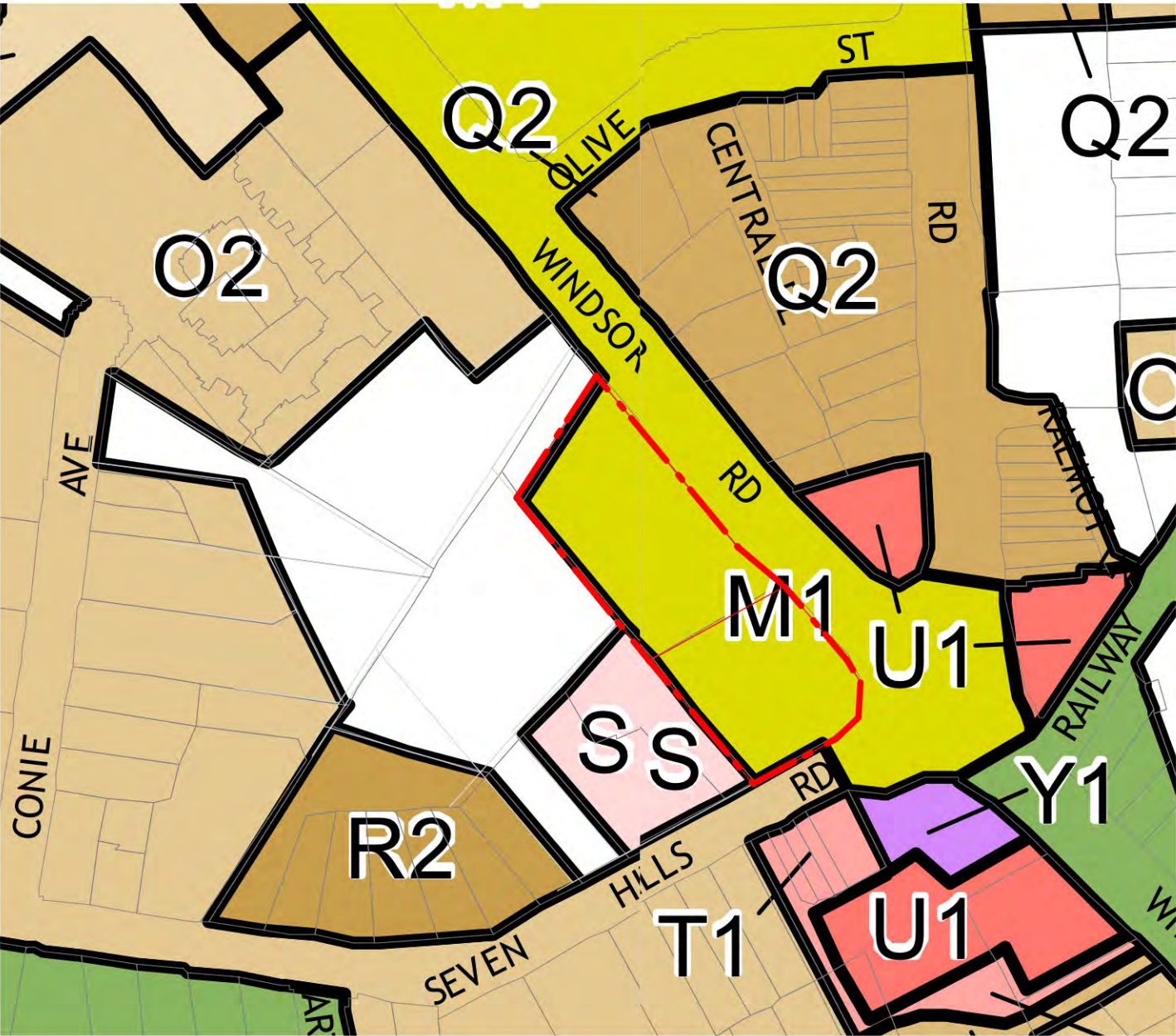
EXISTING LEP FSR MAP

PROPOSED LEP FSR MAP

LEGEND

A	0.2	N	1.0	T2	2.42	X	4.0
B	0.4	R1	1.4	U1	2.6	Z	5.0
D	0.5	R2	1.49	U2	2.7	AA	6.4
F	0.6	S1	1.5	V1	3.0	SRGC	SEPP (Sydney Region Growth Centres) 2006
I	0.75	S2	1.99	V2	3.2	Cadastre	
J	0.8	T1	2.3	W	3.8		Cadastre 12/06/2015 © THSC

LEP MAP CHANGES - HOB



EXISTING LEP HOB MAP

LEGEND

Maximum Building Height (m)

G	7.0	S	23.0	O1	15.0	V1	36.0	Q2	20.0	Z	57.0
J	9.0	T1	25.0	O2	16.0	V2	37.0	R1	21.0	AA	68.0
K	10.0	T2	27.0	P1	17.0	X1	45.0	R2	22.0		
M1	12.0	T3	28.0	P2	18.0	X2	46.0				
M2	12.5	U1	30.0	Q1	19.0	Y	50.0				
N	14.0	U2	33.0	Q2	20.0	Y2	55.0				

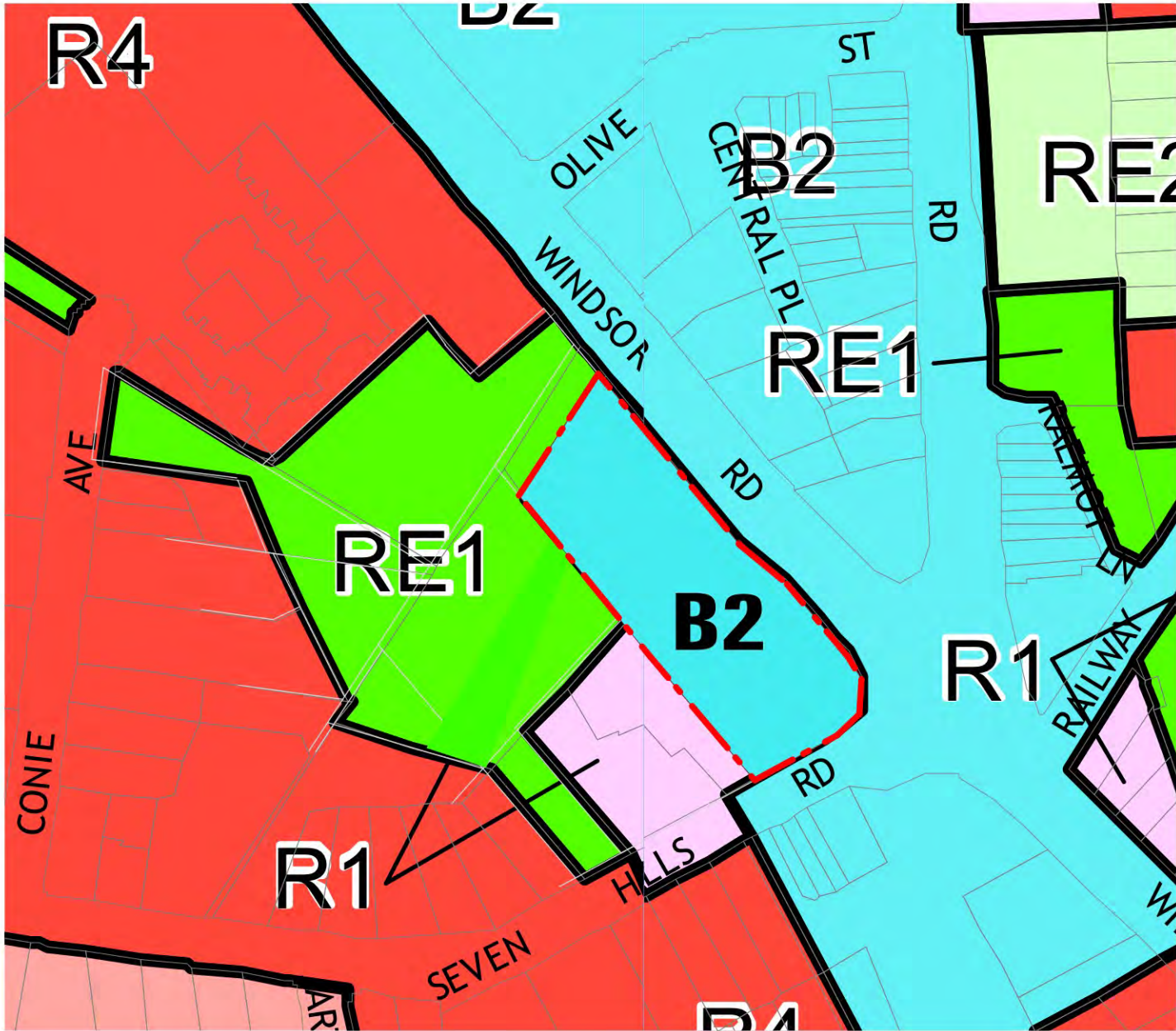
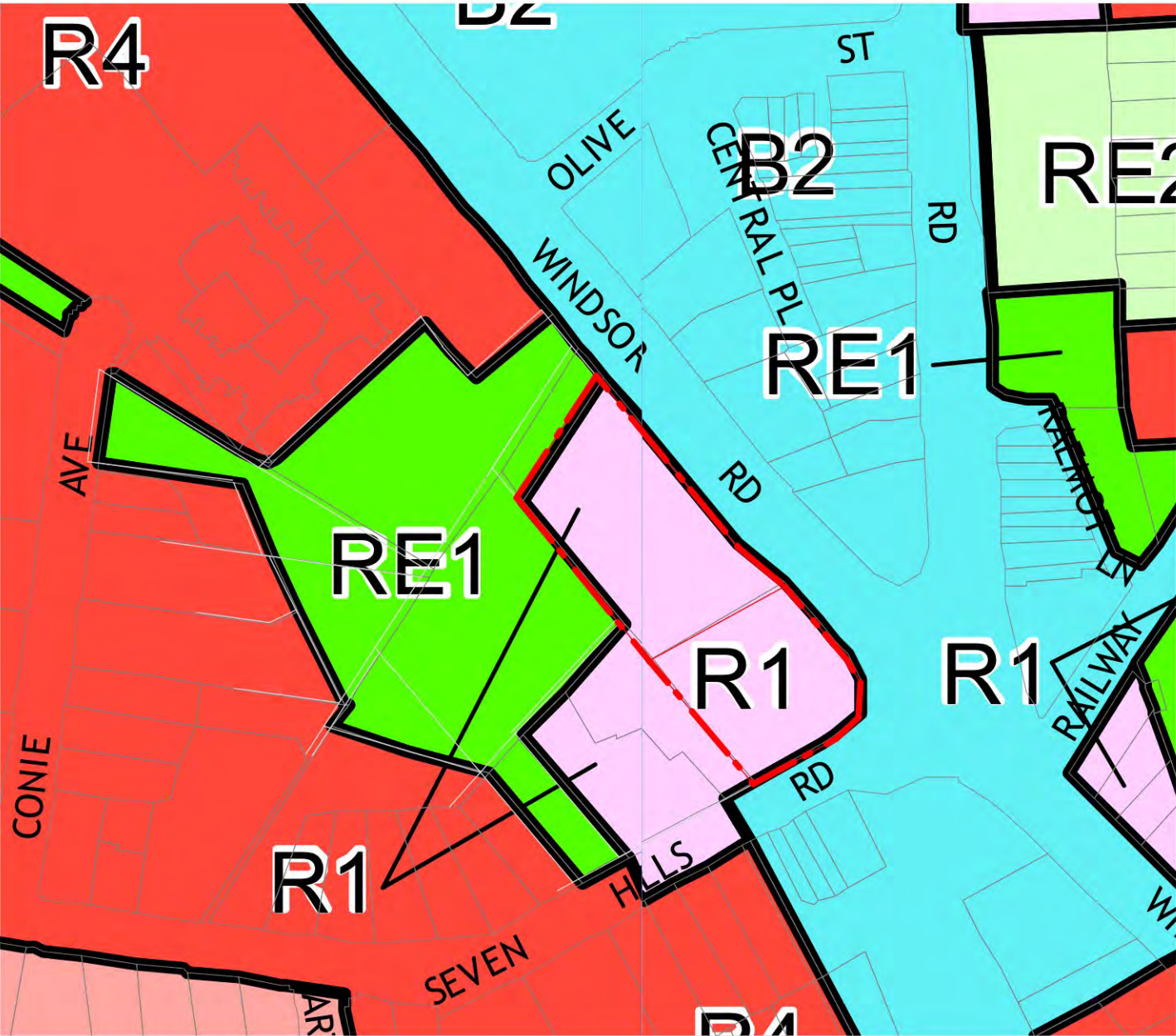
NEW HEIGHT CODE

PROPOSED LEP HOB MAP

Heights shown on map in RL(m)

	108
	116
	143.2
Area A	
Cadastre	
Cadastre 12/06/2015 © THSC	

LEP MAP CHANGES - LZN



EXISTING LEP LZN MAP

PROPOSED LEP LZN MAP

LEGEND

B1

Neighbourhood Centre

B2

Local Centre

B4

Mixed Use

B5

Business Development

B6

Enterprise Corridor

B7

Business Park

E1

National Parks and Nature Reserves

E2

Environmental Conservation

E3

Environmental Management

E4

Environmental Living

IN1

General Industrial

IN2

Light Industrial

R1

General Residential

R2

Low Density Residential

R3

Medium Density Residential

R4

High Density Residential

RE1

Public Recreation

RE2

Private Recreation

RU1

Primary Production

RU2

Rural Landscape

RU3

Forestry

RU6

Transition

SP2

Infrastructure

SP3

Tourist

W2

Recreational Waterways

SRGC

SEPP (Sydney Region Growth Centres) 2006

Cadastre

Cadastre 22/09/2015 © THSC

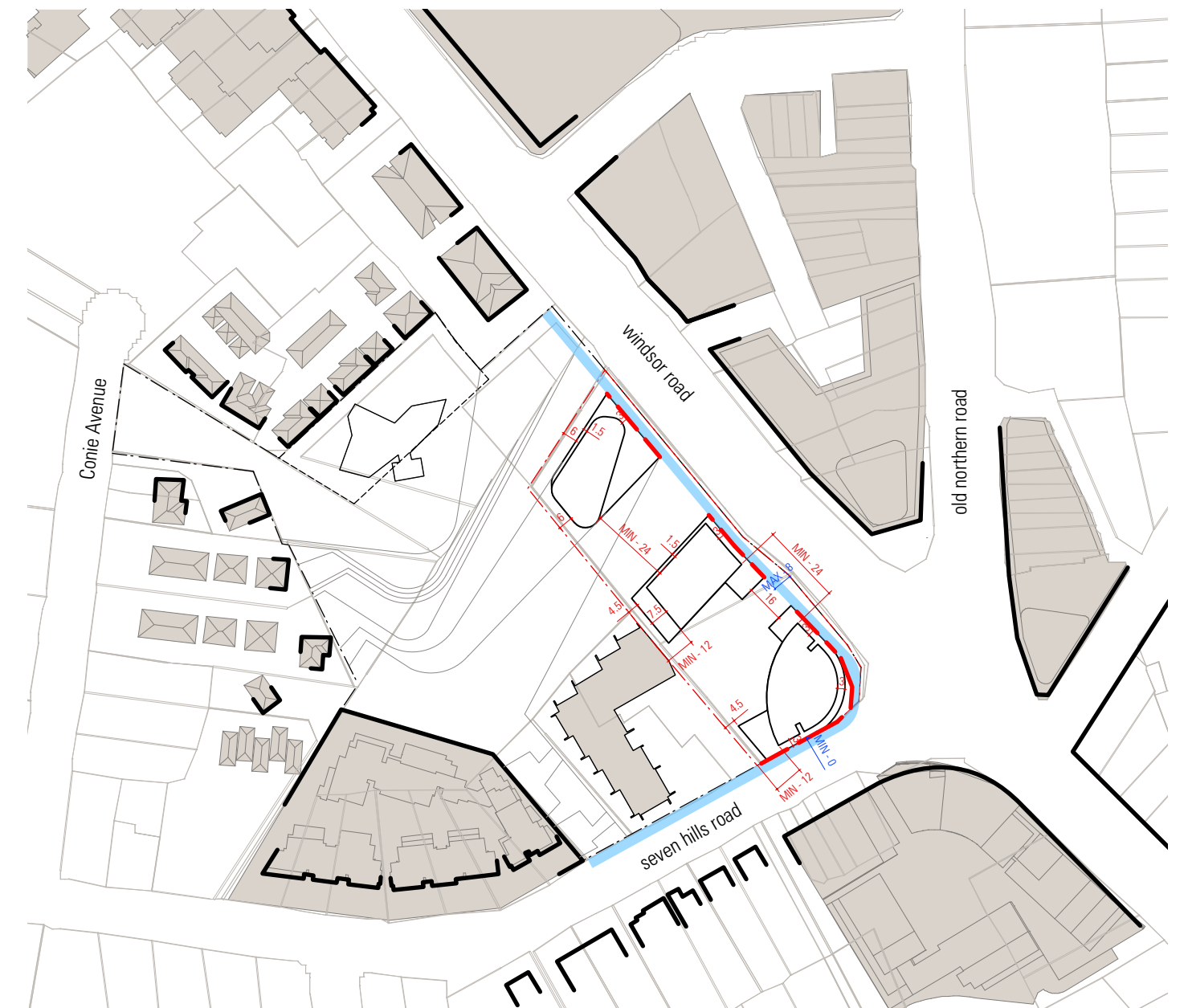
URBAN DESIGN GUIDELINES



BUILDING HEIGHT - STOREYS

LEGEND

- XX maximum building height in storeys
- lift overrun / plant additional



BUILDING SEPARATION - METERS

LEGEND

-
-  building separation in meters
 0m setback
 road widening setback
 setback generated from boundary to accommodate future road widening
 - subject to revision pending final road geometry and layout