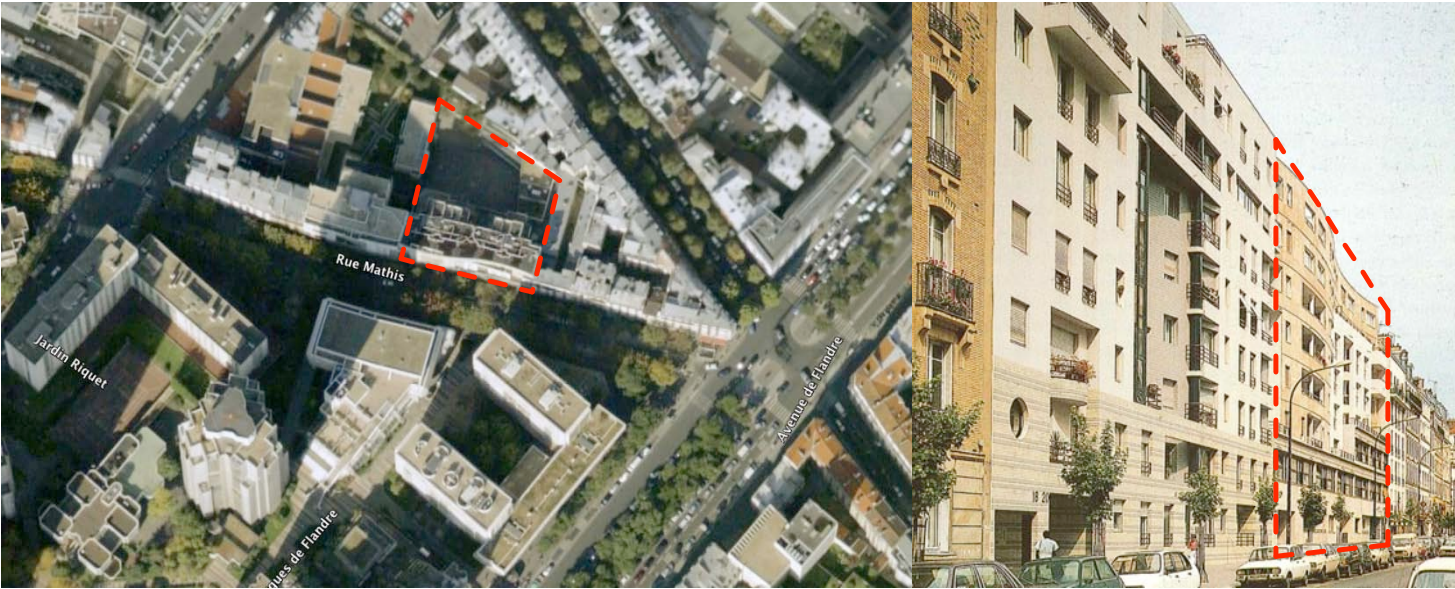


Feasibility + Design Report

Affordable Housing Joint Demonstration Project
For The City of Sydney + Housing NSW



MIXED USE
Housing over primary school,
Rue Mathis, Paris



MIXED USE
Garbage services adjoining housing
Rue de Meaux, Paris



MIXED USE
Housing + Commercial integrated with bus depot
Boulevard Jourdan, Paris

25 May 2009

scale: NTS



hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

LEVEL 5, 68-72 Wentworth Ave
Surry Hills, NSW 2000 Australia
T 02 9211 6276 F 02 9281 3171
E admin@hillthalis.com.au
www.hillthalis.com.au

Feasibility + Design Report

Affordable Housing Joint Demonstration Project
For The City of Sydney + Housing NSW

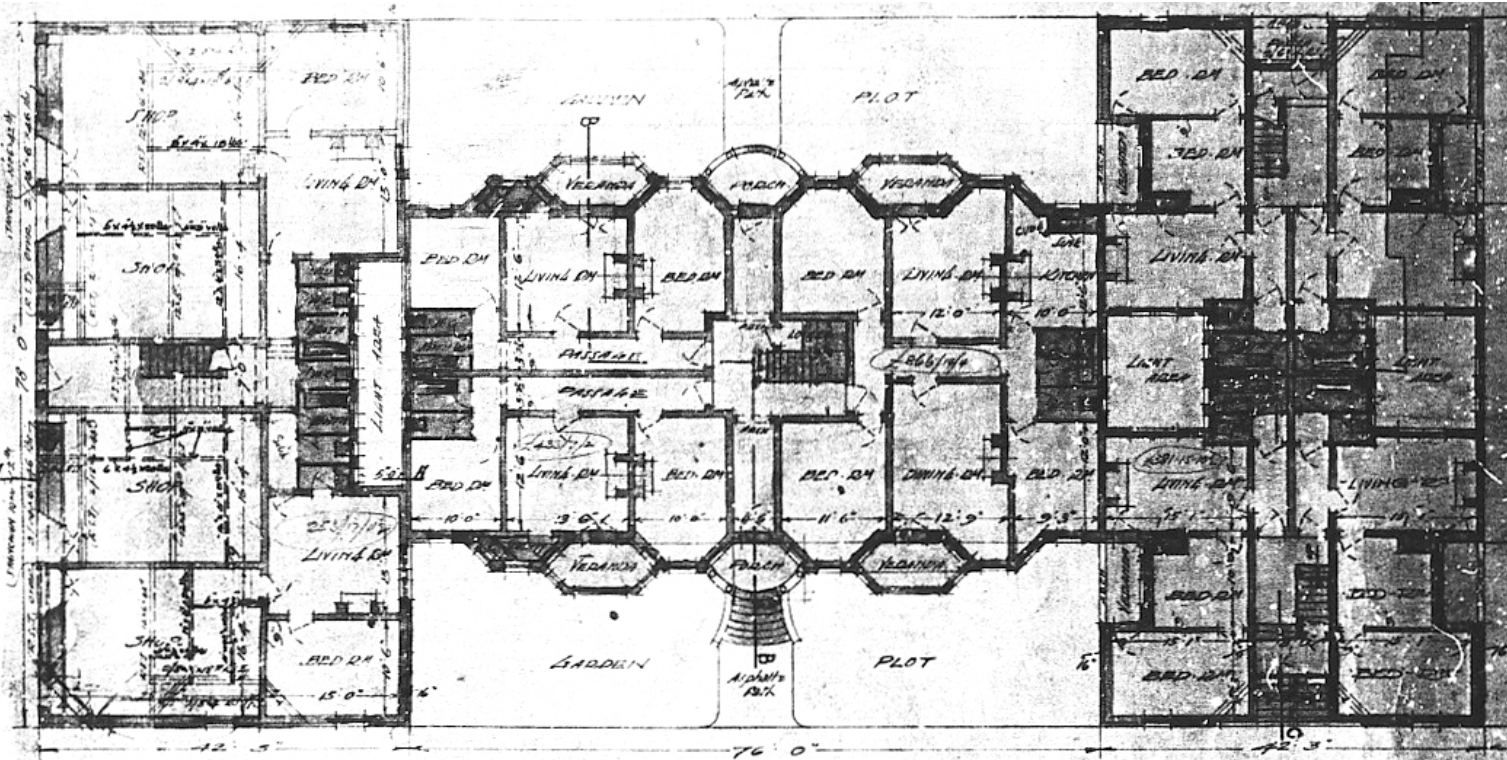
7.3 HISTORICAL HOUSING

City of Sydney Council has a rich tradition of building affordable housing for its key workers throughout the last century. Under the Local Government Act of 1912, Council considered twenty three sites for housing development, of which four projects were realised between 1913 and 1927. City of Sydney were the only Council in New South Wales to use these powers.

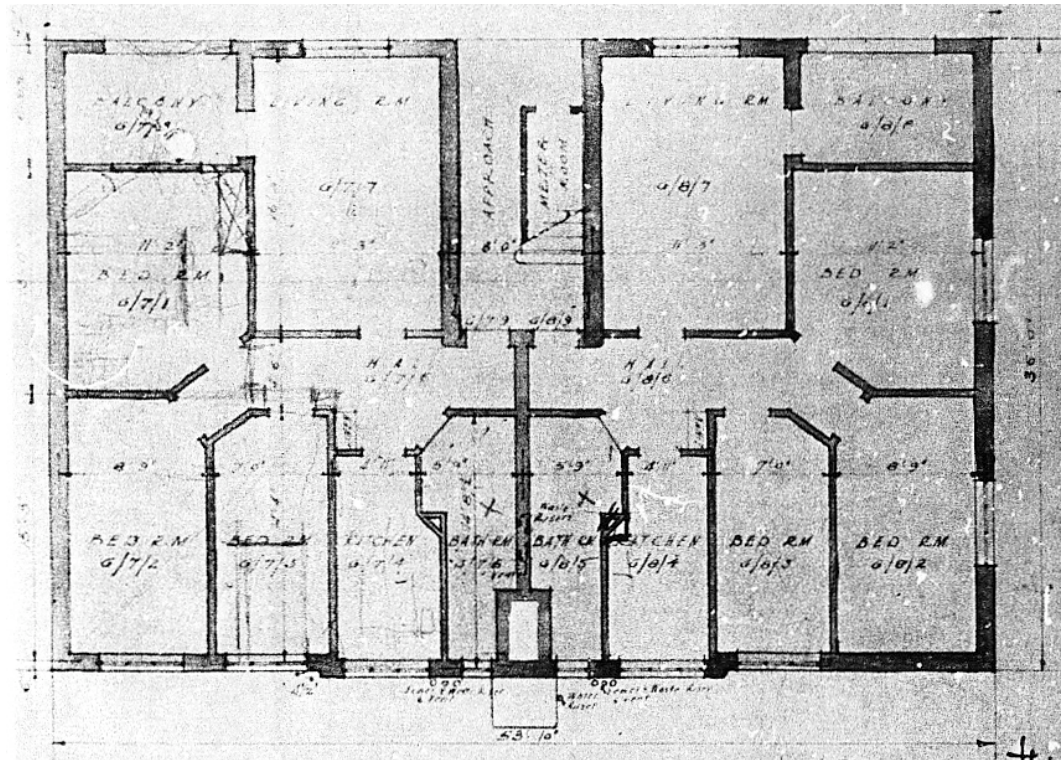
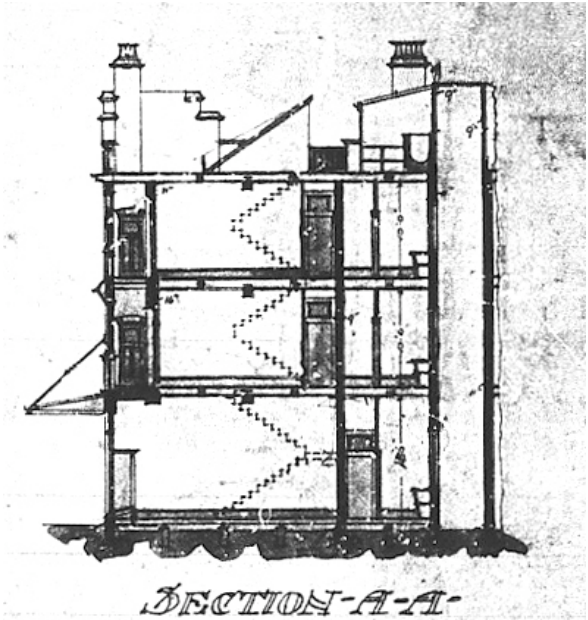
The first project is the Strickland Building designed by the City Architect R.H. Broderick in 1913. It occupies the block bounded by Balfour, Dale, Meagher, and Cleveland Streets in Chippendale. The land was acquired and cleared of slum housing. It is three storeys tall with roof top gardens and laundries. Sixty-seven apartments are arranged around seven stairwells with eight shops at street level. At the time of its construction it was reputed to be the densest housing project in Sydney.



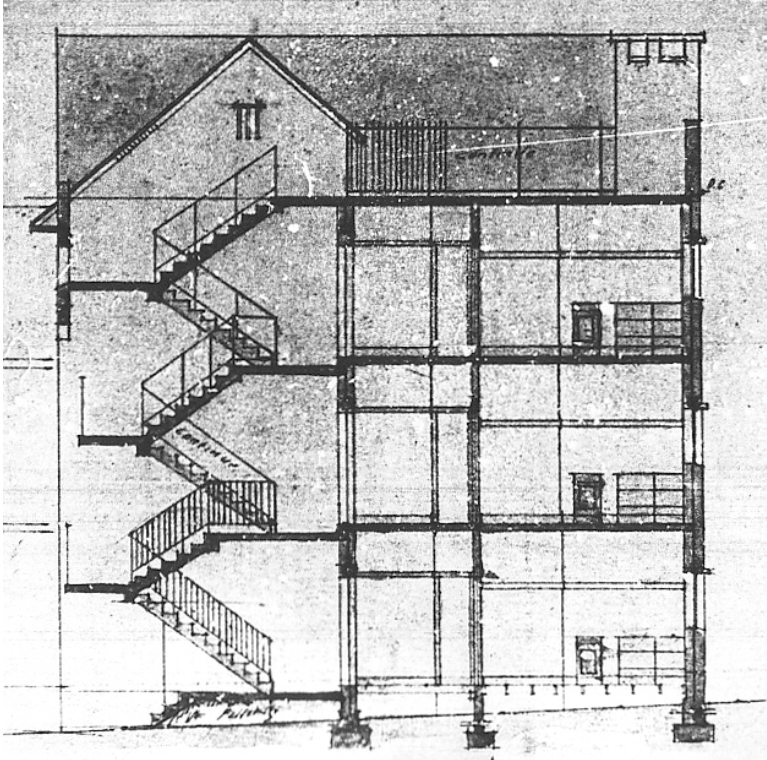
The second project is the Dowling Street Flats designed by Peddle Thorp and Walker Architects in 1925. It fronts both Dowling Street and McElhone Street in Woolloomooloo with two slender buildings which create a linear courtyard. The land was acquired and cleared of slum housing. It is three storeys tall with roof top laundries. Thirty apartments are arranged around five stairwells.



The Strickland Building, Chippendale, 1913



Dowling Street Flats, Woolloomooloo, 1925



25 May 2009

scale: 0 MZ PT

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

LEVEL 5, 68-72 Wentworth Ave
Surry Hills, NSW 2000 Australia
T 02 9211 6276 F 02 9281 3171
E admin@hillthalis.com.au
www.hillthalis.com.au

Feasibility + Design Report

Affordable Housing Joint Demonstration Project
For The City of Sydney + Housing NSW

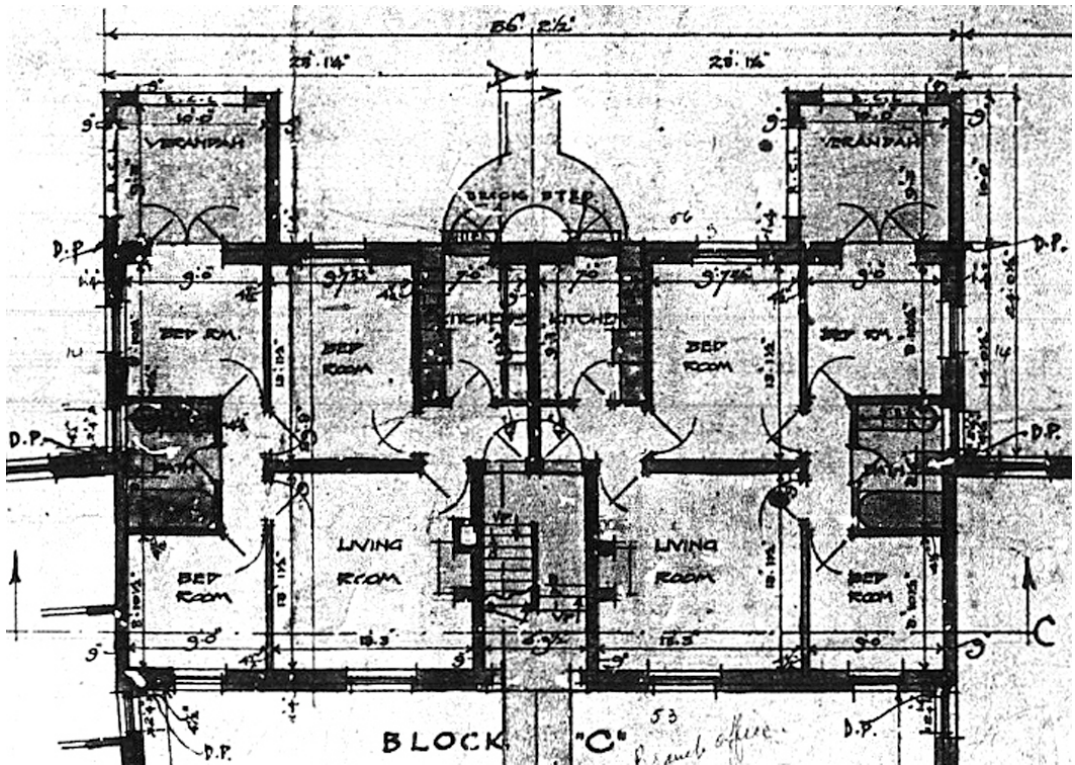
Research

7

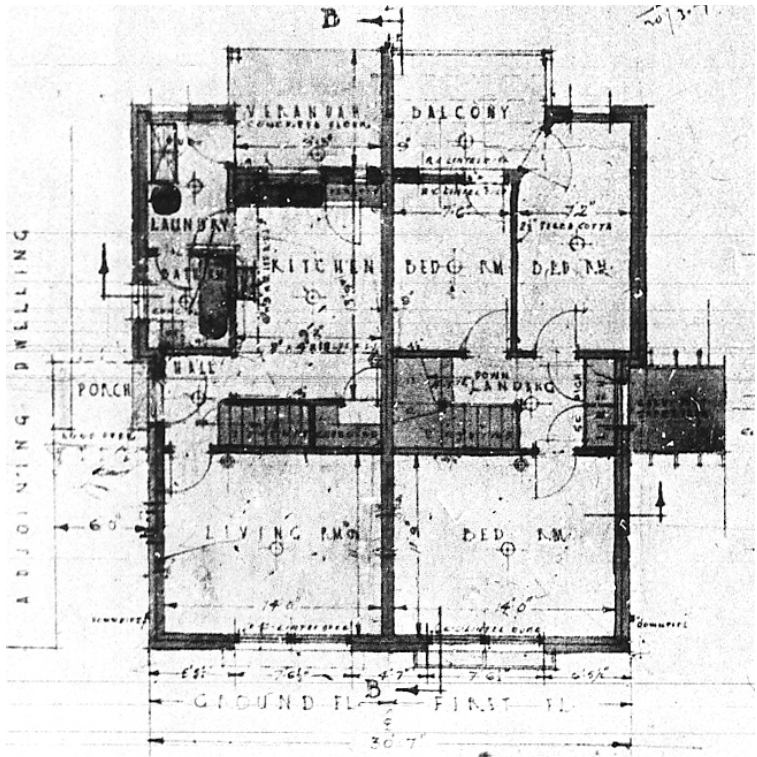
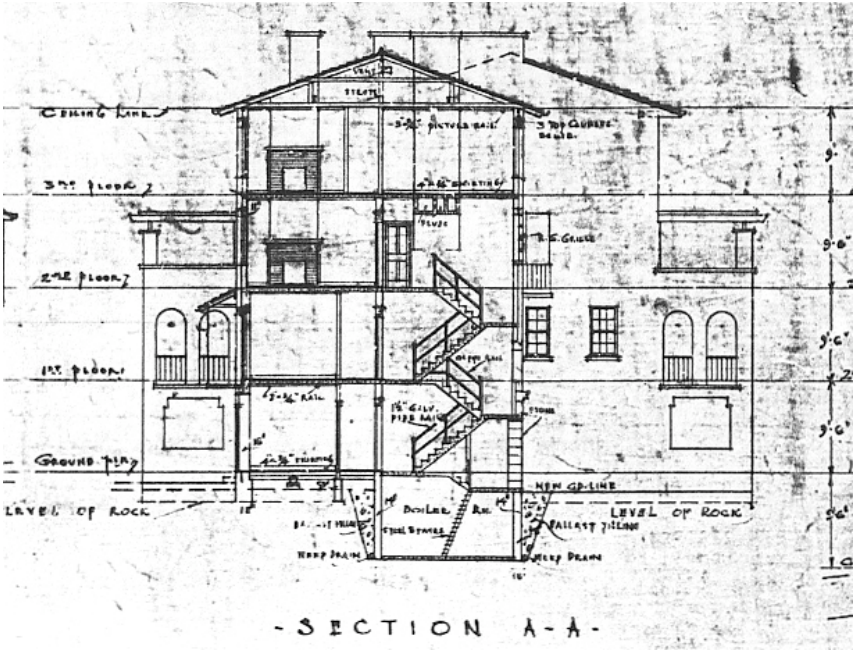
7.4

HISTORICAL HOUSING

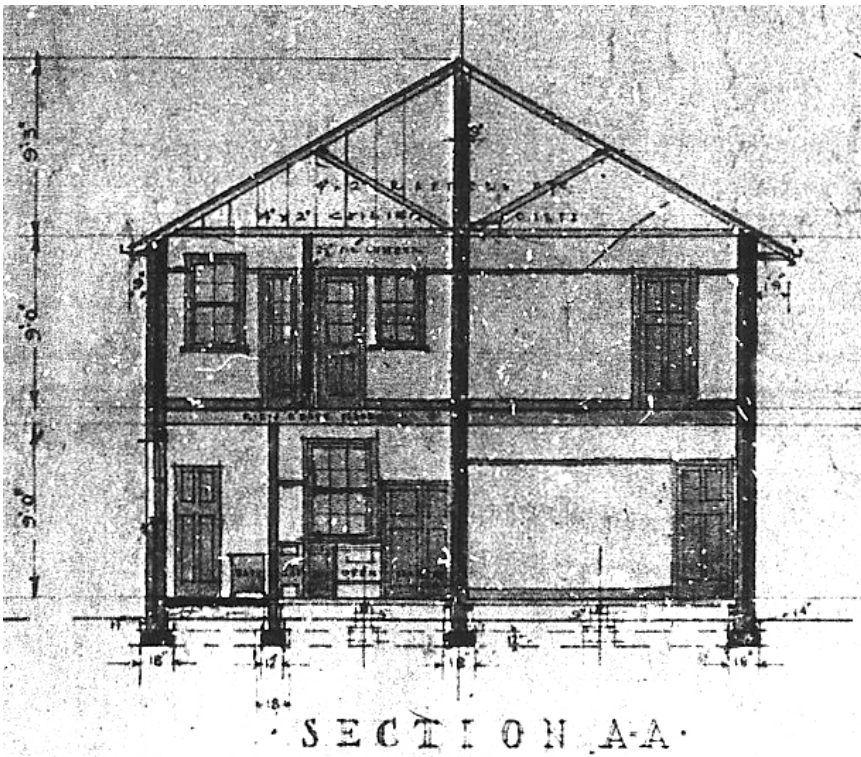
The third project is Ways Terrace designed by Professor Leslie Wilkinson in 1925. It was the result of a winning competition entry and is notable for its Mediterranean styling. The building addresses Point Street in Pyrmont and straddles a minor public street. The land was resumed from the adjacent St Batholomews Church. It is four storeys tall with forty one dwellings arranged around five stairwells. The top floor apartments are two storeys high and interlock across the plan. Clotheslines are strung from upper floor balconies to poles in the shared open space.



Ways Terrace, Pyrmont, 1925



The Alexandria Group, Camperdown, 1927



The fourth project is called the 'Alexandria Group' and was designed by R.H.Broderick in 1927. It occupies a half of a block bounded by Pyrmont Bridge Road, Layton and Lambert Streets in Camperdown. The site was previously occupied by light industrial buildings. Two schemes were drawn to extend the project to neighbouring lots, but were not realised. It is comprised of twenty three, two storey, semi detached dwellings and one shop. Entrances are paired and shared. Each dwelling has its own laundry and small garden.



25 May 2009

scale: 0 MZ PT

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

LEVEL 5, 68-72 Warrimoo Ave
Surry Hills, NSW 2000 Australia
T 02 9211 6276 F 02 9281 3171
E admin@hillthalis.com.au
www.hillthalis.com.au

Feasibility + Design Report

Affordable Housing Joint Demonstration Project
For The City of Sydney + Housing NSW

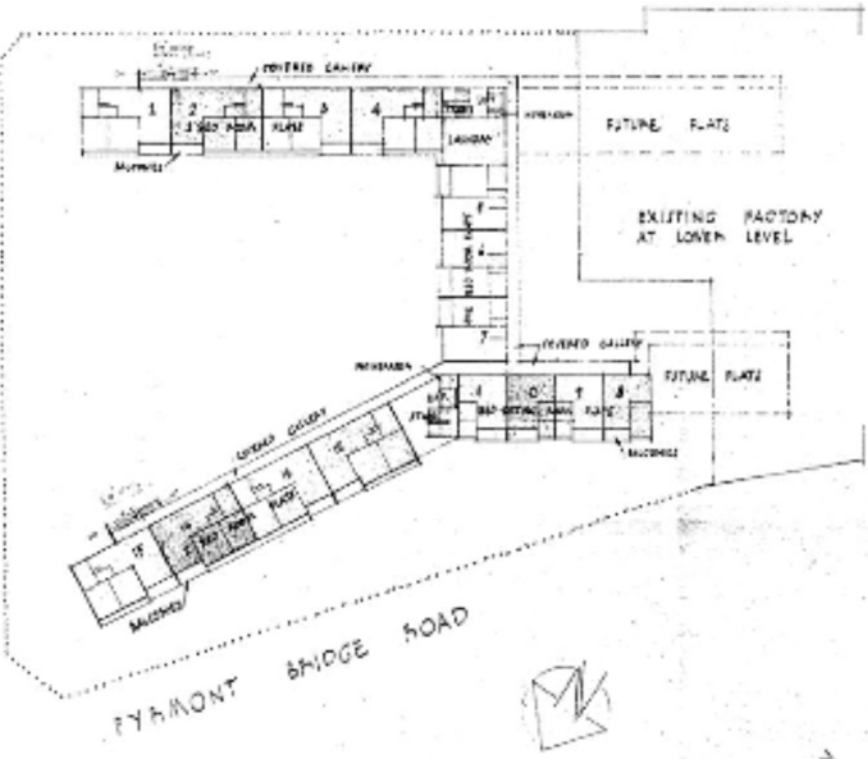
Research

7

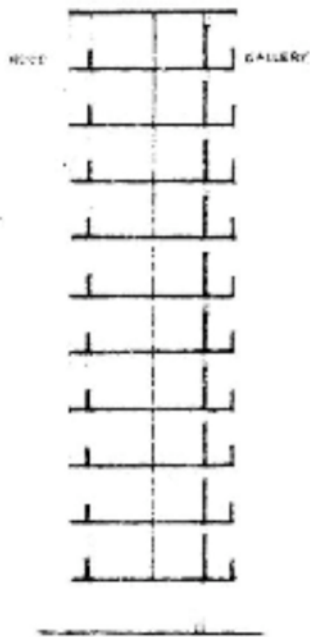
7.5

HISTORICAL HOUSING

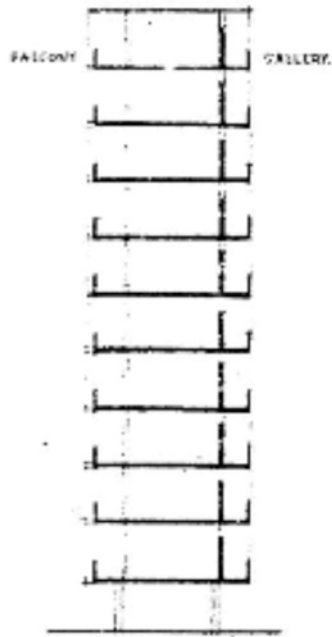
In 1981, the City of Sydney established a Public Housing Fund. Blackwattle House and Bob McKinney House were designed by Conybeare Morrison in 1984. They are located on the block bounded by Mountain, Kelly, Bay and Macarthur Streets, Ultimo. The original scheme for the project was slated to occupy the whole site, however Sydney International Grammar School now completes the block. The site was previously three smaller blocks accommodating a Council Depot and industrial buildings. The buildings are four storeys in height and comprise one hundred and nineteen apartments over basement car parking.



Joanna O'Dea Flats, Camperdown, 1950s



SECTION
AT HOODS.



SECTION
AT BALCONIES.



With a change in Government, and the onset of the Depression, the City's affordable housing program was put on hold until after World War II. In the 1950s, City of Sydney Council resumed thier role building Local Government housing, complementing the efforts of the State Government's Housing Commission. Amongst their most ambitious schemes of this period were the highrise projects John Byrne Flats in St Johns Road, Glebe and Joanna O'Dea Flats in Pyrmont Bridge Road, Camperdown.

Joanna O'Dea Flats was designed by A. Smillie in the 1950s. It occupies half of a block bounded by Pyrmont Bridge Road, Lyons Road and Lambert Street, Camperdown. R.H. Broderick's 'Alexandria Group' occupies the other half of the block. The site was previously occupied by light industrial buildings and open space. The building is ten storeys high with undercroft carparking and is 'Y' shaped in plan. The project is comprised of one hundred and fifty apartments with access along external balconies and two lift cores. Open space is shared at ground level.

25 May 2009

scale:

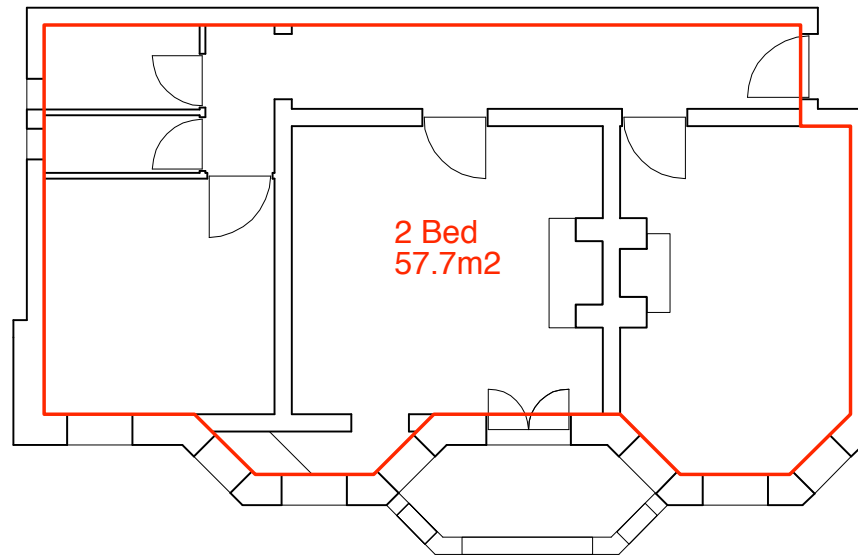


hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD
LEVEL 5, 48-72 Wentworth Ave
Surry Hills, NSW 2000 Australia
T 02 9211 4276 F 02 9281 3171
E admin@hillthalis.com.au
www.hillthalis.com.au

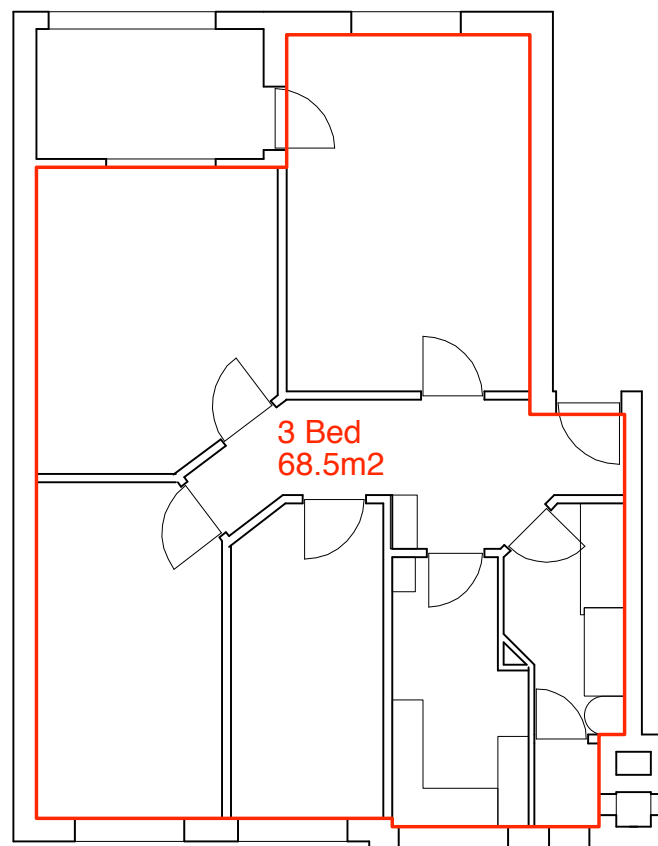
Use figured dimensions only.
Do not scale.
Comply with relevant Authorities' requirements.
Comply with the Building Code of Australia.
Comply with all relevant Australian Standards.
Copyright in all documents and drawings prepared by Hill Thalis and in any work executed from these documents and drawings shall remain the property of Hill Thalis or an creation vest in Hill Thalis

7.6 HOUSING PLANS

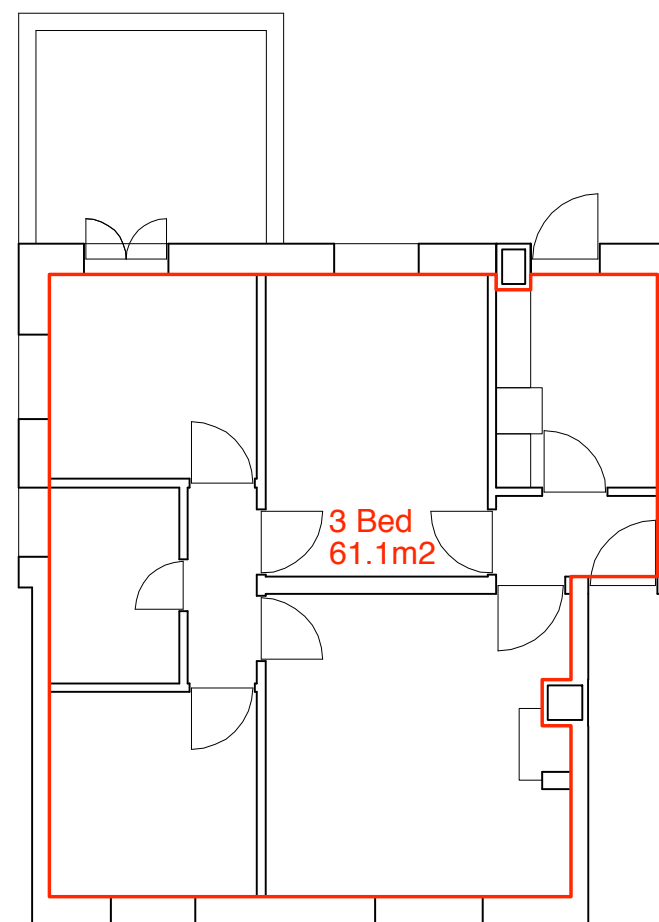
Typical dwellings from the four historical City of Sydney affordable housing projects have been redrawn to scale and measured. These plans demonstrate the reduced unit sizes that are possible with good design and that do not compromise on quality or amenity. They have been historically acceptable housing and continue to be regarded so. They are notable for their tight planning, flexibility of room use and ability to 'walk around the plan' often via the balcony.



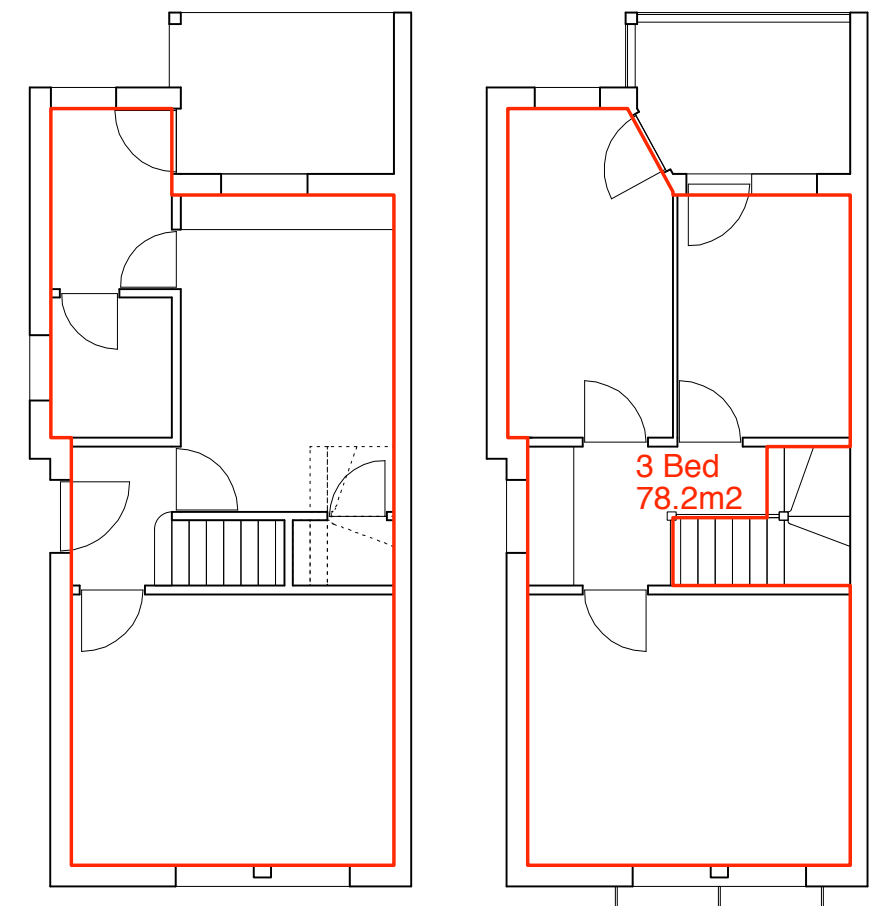
Strickland Building, Chippendale, 1913



Dowling Street Flats, Woolloomooloo, 1925



Ways Terrace, Pyrmont, 1925



The Alexandria Group, Camperdown, 1927

25 May 2009

scale: 1:100



MZ



PT

hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD

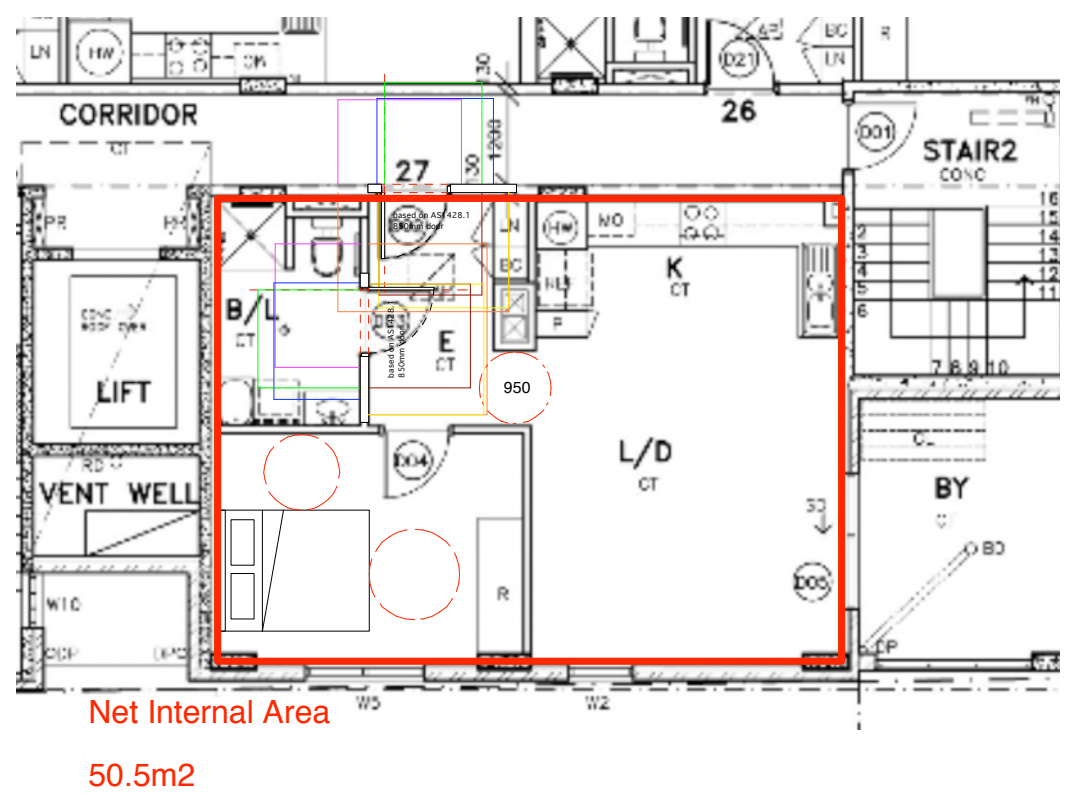
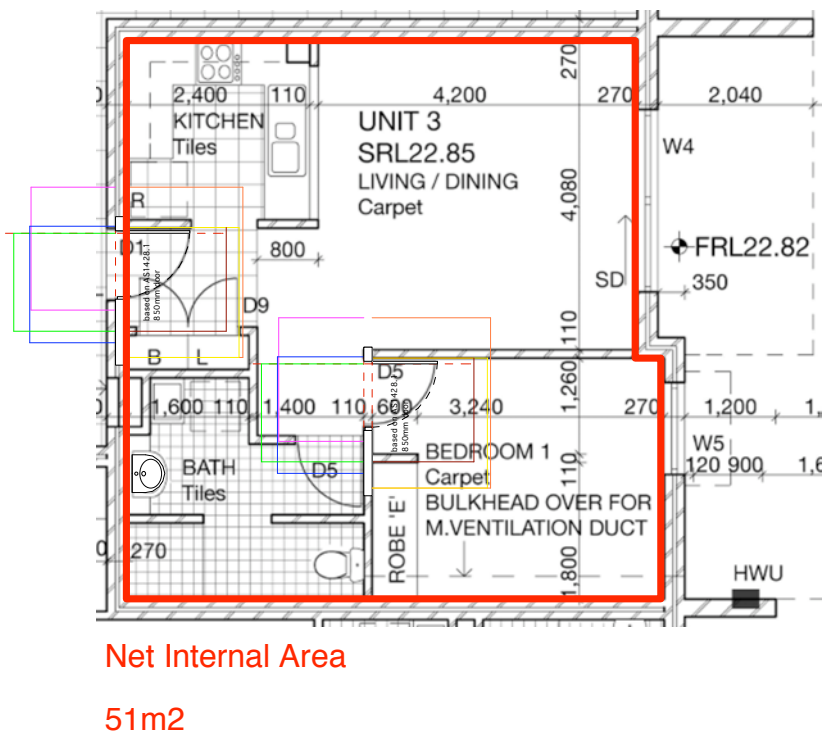
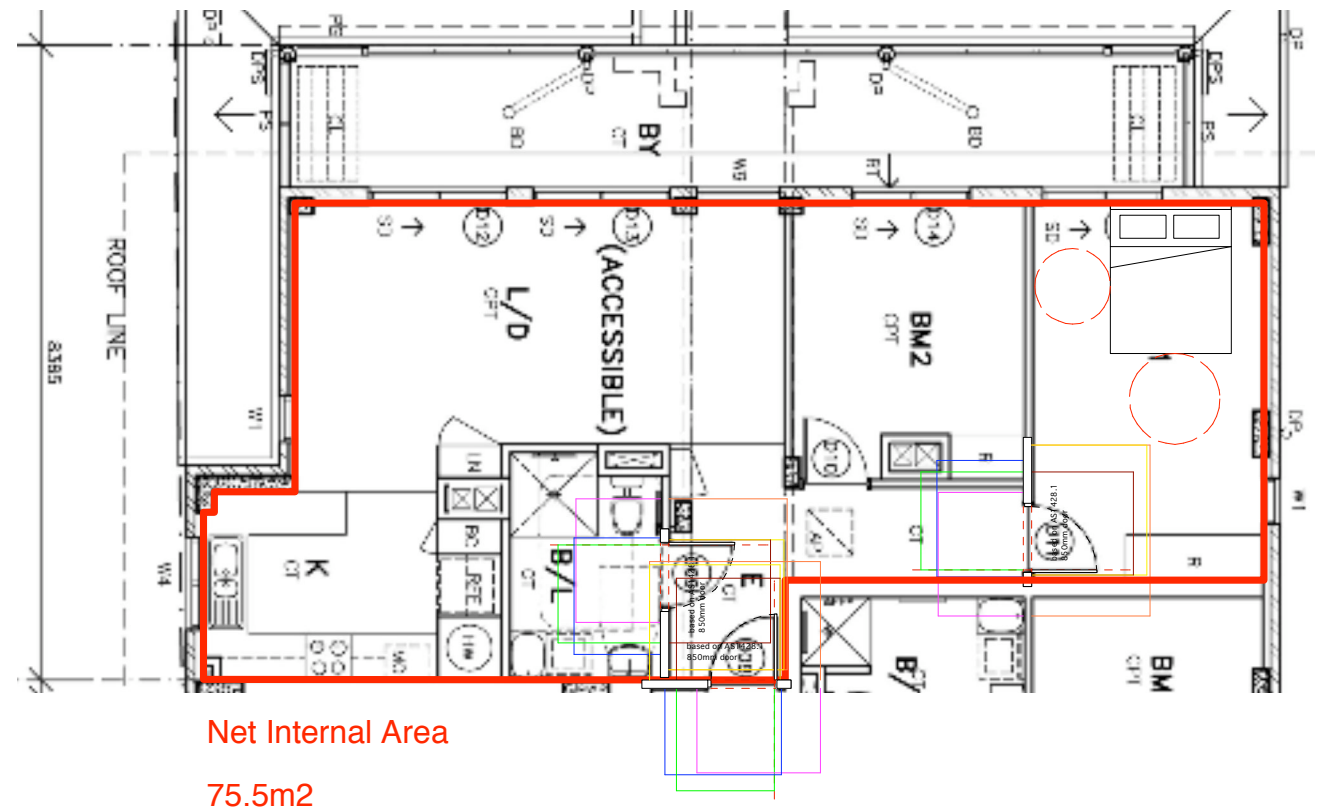
LEVEL 5, 68-72 Wentworth Ave
Surry Hills, NSW 2000 Australia
T 02 9211 4276 F 02 9281 3171
E admin@hillthalis.com.au
www.hillthalis.com.au

Use figured dimensions only.
Do not scale.
Comply with relevant Authorities' requirements.
Comply with the Building Code of Australia.
Comply with all relevant Australian Standards.

Copyright in all documents and drawings prepared by Hill Thalis and in any work executed from those documents and drawings shall remain the property of Hill Thalis or an creation vest in Hill Thalis

7.7
HNSW Built Examples

The Housing NSW examples demonstrate an engagement in the use of smaller units in creating affordable housing, with a level of high amenity and accessibility whilst reducing the overall size of the unit module.



25 May 2009

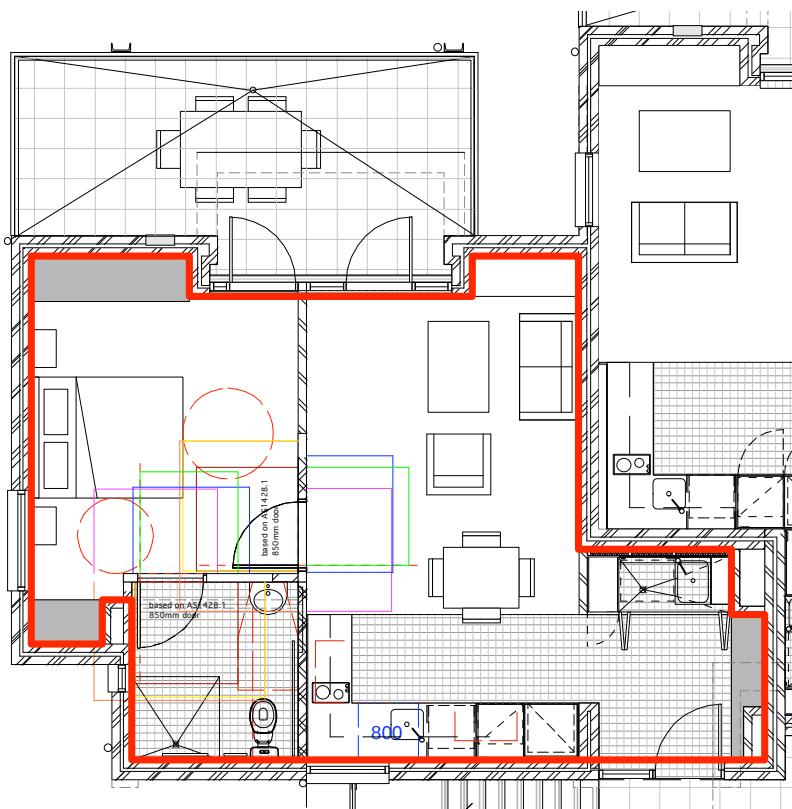
scale: 1:100



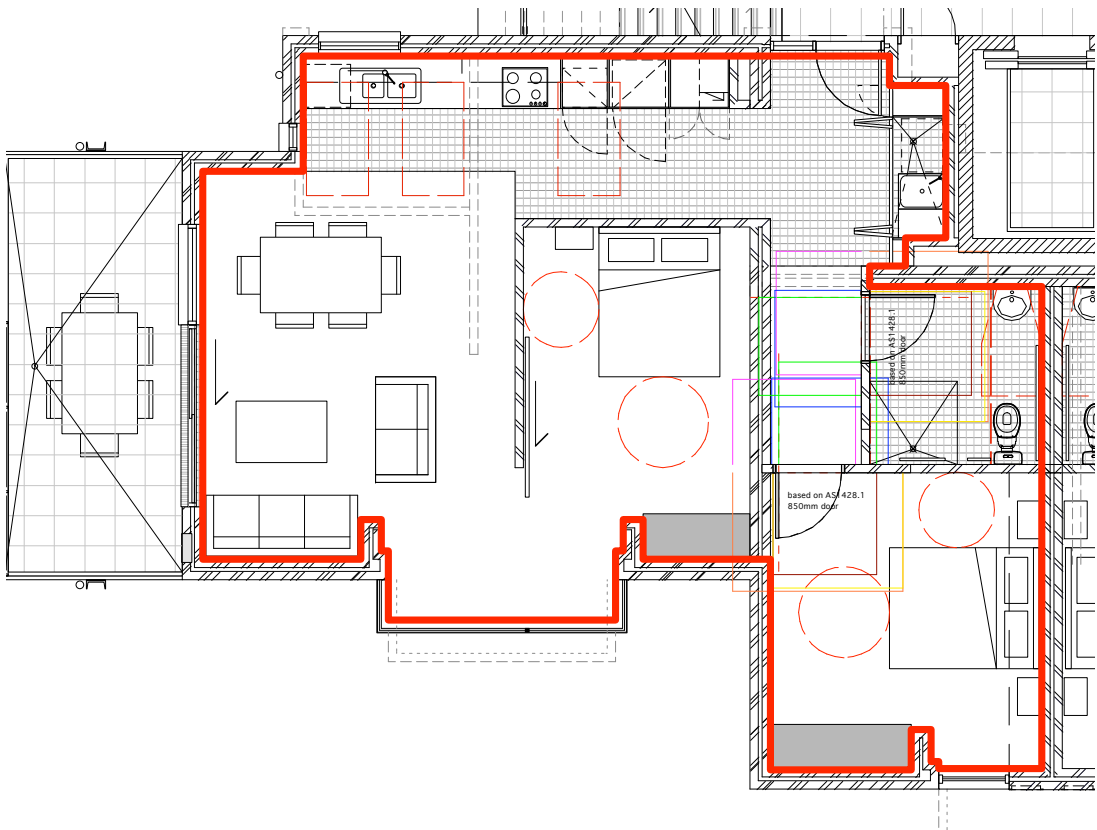
7.8
Hill Thalys Built Examples

Built contemporary examples exist where private market dwelling achieve full adaptability whilst being economical in size.

Cross ventilation, sun access, as well as numerous amenity factors are preserved and enhanced by rigorous design.



Net Internal Area
50m2



Net Internal Area
79m2

