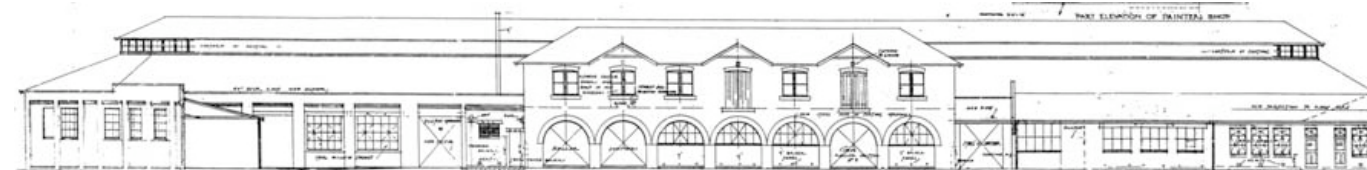


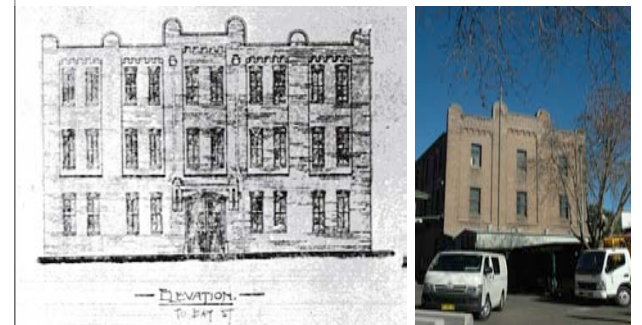
Incorporate interpretation of the Town Yard stables, warming stand and feed loft.



3.4 Historic Interpretation

The persistence of built features on site demonstrates some aspects of the site's history and has the potential to enrich the sites redevelopment if reused or interpreted. Key features include :

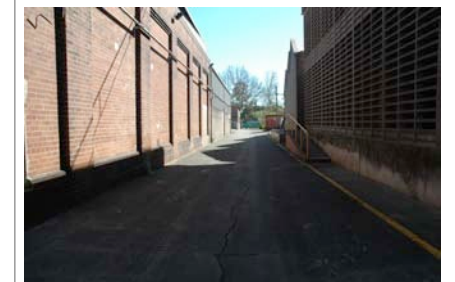
- subdivision and drainage easement along the extension of Blackwattle Lane through the site;
- Stables including warming stand and feed loft;
- Town Yard walls;
- Hoskins Factory; and
- Depot carparking structure
- Fine Grain street network



Adaptive reuse of the Hoskins warehouse, may suit commercial uses, and ground floor level cafe.



Adaptive reuse of the mid 20th century Depot Building for ongoing depot uses



Incorporate interpretation of the remnant Town Yard (Council Depot) walls, along Bay Street, Macarthur Street and the extension of Blackwattle Lane.

25 May 2009

scale: 1:1500



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Feasibility + Design Report

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

Site + Housing Design

4.1
Formal Principals

Place based urban consolidation to deliver a range of more affordable housing for key workers within walking distance of the City;

New street edge buildings with multiple building entries to provide positive frontage to and oversight of, the public realm.

Green roofs, communal spaces, clothes drying and gardens



LEGEND

SITE

2m CONTOURS

SITE A FOOTPRINT 1

OPEN SPACE

SOFT OPEN SPACE

HARD OPEN SPACE

POTENTIAL OPEN SPACE

EXISTING TREES

POTENTIAL TREES

POTENTIAL WATER TREATMENT

BUILDING HEIGHT

13 STOREYS

9 STOREYS

7 STOREYS

6 STOREYS

5 STOREYS

4 STOREYS

3 STOREYS

2 STOREYS

1 STOREY

25 May 2009

scale: 1:1250





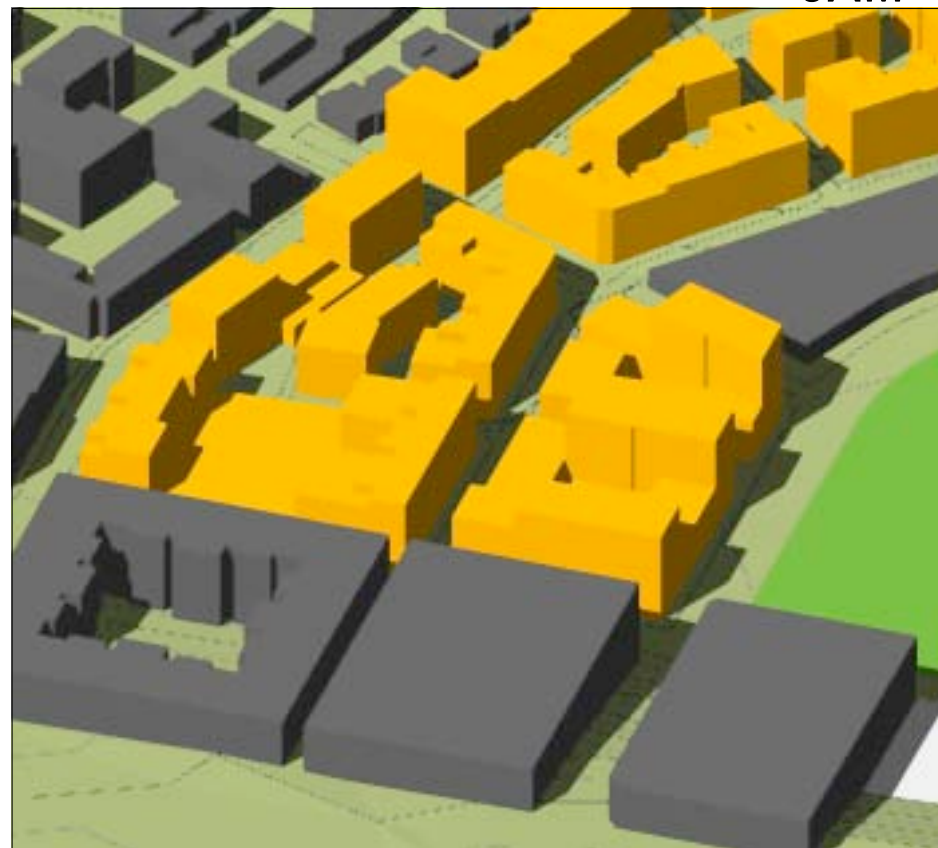
9AM



NOON



3PM



25 May 2009

scale: 1:2000





25 May 2009

scale: 1:2000





25 May 2009

scale: 1:2000





25 May 2009

scale: 1:2000



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4.2a
Design Quality

Residential Accommodation Assessment against SEPP65+RFDC Criteria			
Issue	Objective/ Control	Design response	notes
Building separation	12m minimum to all building	greater separation given across streets and within blocks with consolidated landscape. Balcony and built articulation further improve private condition	Building elements above 25m achieve >40m separation
Building entry	Desirable identity	primary address of all buildings to new and existing residential streets	ground floor articulation differentiates between public entry and private ground floor entries
	orient the visitor	lobbies separate pedestrian and car entry at legible street frontage to aid safety	significant and recognisable address provides identity and amenity to residents. Opportunities exist for all ground floor apartments to have individual street address
Parking	Minimise dependency on car	0.49 market rate, 0 provision for other	close proximity to city and public transport + extensive services. Legible street network
Apartment layout	maximise environmental performance of apartments	High targets set for demonstration project through Sustainable Sydney 2030 targets. Kinesis work rates design at 44% reduction in energy against 24.4% BASIX target	reliance on mechanical systems reduced. May result in cost savings. Possible shared laundries etc improve performance/cost through sharing
	provide high standards of residential amenity	single orientation apartments are at minimum, and where located are north facing. >80% receive cross vent (via plenum or common spaces) or corner ventilation to north	maximising livability/amenity and improving indoor air quality
	Single aspect limited depth from window	35sqm studios receive uninterrupted northern exposure to bedroom and living space	Minimal number in the mix of single orientation. All units should achieve 8-9m maximum depth from external openings
	standard affordable sizes	Rigorous testing of 35sqm studio, 50sqm 1 bed and <70sqm 2 bed affordable units achieving amenity listed above	seeking variation from SEPP65 and DCP minimum sizes based on achieving affordability
	Back of the kitchen no more than 8m from window	Design complies in all conditions for accessible, affordable, and market modules	internal amenity maintained between living and dining. Ventilation of food spaces
	Internal circulation	number of units accessed from single core limited to 8, 4 preferred, multiple cores limiting long corridors/corners	reduces commonly airconditioned spaces. Isolated ore promotes openings to the circulation space. Clear address and good sight lines
Internal circulation		Maximum loading for HT modules is 6, minimal internal circulation. 5 entries per core typical	
		multiple cores explored in all modules limiting internal circulation providing dual aspect where possible	

Issue	Objective/ Control	Design response	notes
Apartment mix	provide equitable access and diversity of types	affordable mix studio/1/2/3 comprise 10/45/35/10 respectively. Ground floor ramps + lifts ensure high % of accessibility. DoH housing 100% adaptable + accessible	emphasis on 1/2 bed mix provides for couples/couples sharing/young family key workers. Provisions for on street parking for wheelchair access required
Balconies	Functional open space minimum depth 2m	HT balcony modules minimum 2100 depth. Preferred 2-2.5m. Minimum 8.2sqm primary balconies face north, east, or west. No main balconies to south. Some narrower secondary balconies also provided	primary open space designed to complement living areas within apartments. Single consolidated balcony to north or rotation from north
Ceiling height	FFL to FCL minimum 3.3m mixed use and 2.7m residential	2.7m allowed for all residential FFL to FCL	demonstration project based on expanding housing choice
flexibility	designs which meet the broadest range of occupant needs	affordable mixes explore thin floor plates with multiple cores, robust configurations allowing change of room use and unit mix flex.	further design development post feasibility on already highly efficient modules
Ground floor apartments	Increase housing and lifestyle choice	ground floor apartments allow terrace and balcony buffers to dense urban proposal	slight increase in setback for ground floor terrace? >1m+?
	contribute to streetscape	freeboard elevation considered to aid in privacy without detracting from an engaged street edge. Small elevation considered for buildings not requiring freeboard	appropriate fencing/walls that do not alienate the public domain but provide adequate privacy to the private domain. Incorporation of plantings desirable
	optimise number of ground floor apartments with separate entries	entries to ground floor apartments to be incorporated within terrace frontage to street. Opportunity to provide independent access to all ground floor units for address + flexibility	ground floor apartments able to develop a street identity with upper level dwellings developing identity through consolidated clearly articulated entries
Acoustic privacy	ensure high level of amenity within residential flat buildings and private open spaces	cores isolated with circulation buffer to minimise noise transmission into apartment areas	private open space oriented and screened to provide privacy and prevent direct transmission

