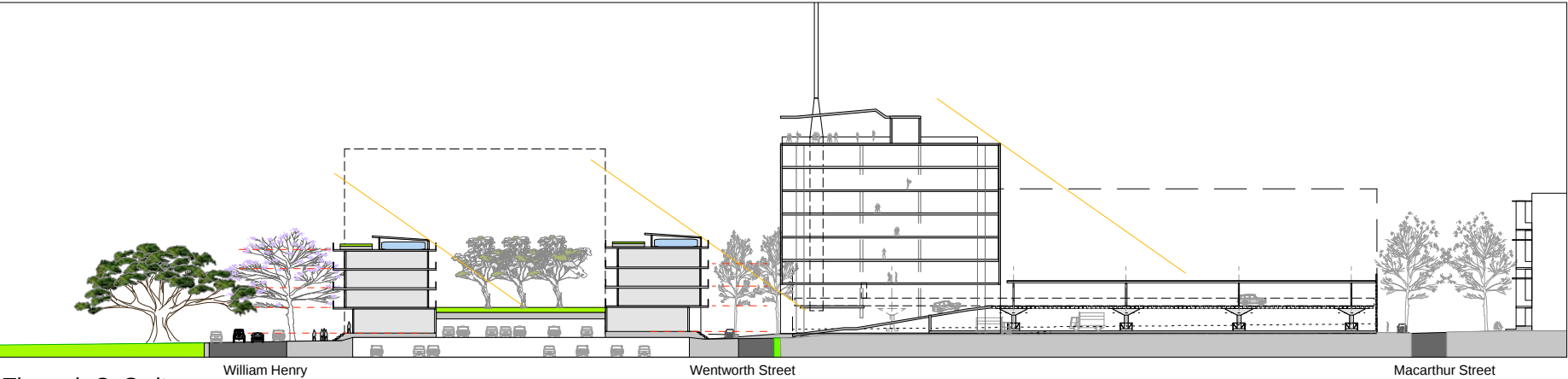
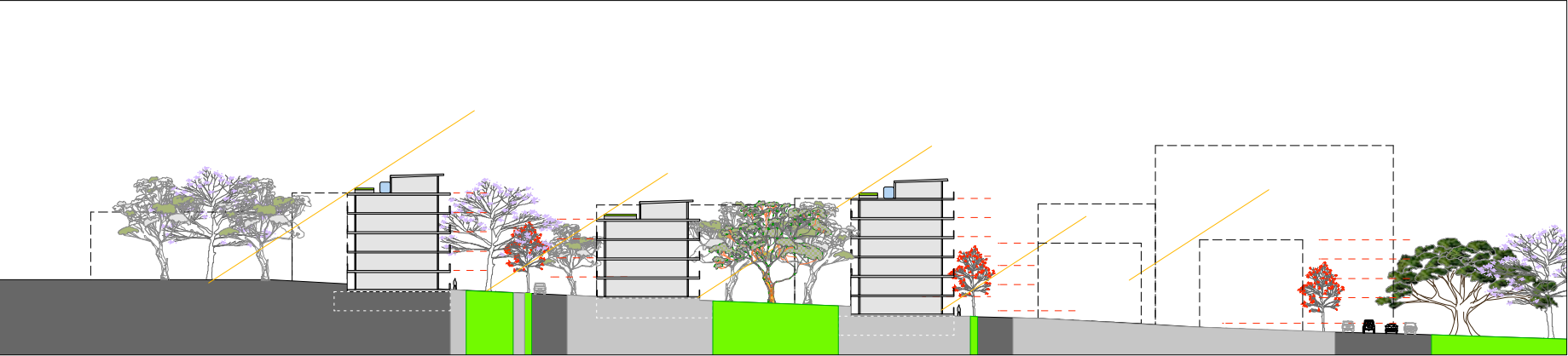




Through CoS site



Through DoH site

Section A

Section B

2.4 Site Sections

The two sections describe the relationship of the proposed built form and public domain. Building setbacks and heights work together with street widths to create a legible, safe public domain with good amenity.

Section A

The terrain has a slight fall towards the park. A mixed use four storey building and nine storey towers (shown dotted in distance) address Wentworth Park along William Henry Street. The ground floor of the building has a high floor to ceiling height to accommodate commercial uses and is raised above the street to help resolve flooding issues. Three storeys of housing are located over. The depot option shown is a nine storey atrium commercial building developed at the northern end of the site with the existing depot structure retained.

Section B

The section reveals a hilly topography falling towards Wentworth Park. This fall is advantageous for solar access to residential development. Stepped building form (shown dotted in distance) and a large landscaped courtyard mediates between existing neighbouring low scale residential and the new development. Six and four storey apartment buildings line the adjusted alignment of Elger Street. A new linear Park, Philip Park, receives good sunlight at noon in winter. Unimpeded deep soil landscaped courtyards are wide enough to permit adequate sun to the ground floor apartments of southern buildings with the top floor setback of the northern buildings. Across Wentworth Street, development on the warehouse site is shown dotted describing a potential envelope.

25 May 2009

scale: 1:1000



Feasibility + Design Report

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

Public Domain

3

3.1 Public Domain Plan

PUBLIC DOMAIN PRINCIPLES

An expanded public domain of new streets and walkways is anticipated to improve walking and cycling within a more connective street network. New streets would include water sensitive urban design and new street tree plantings would reinforce the identity of each street.

The setout of the public domain relates strongly to the surrounding context, authentically stitching these two large sites into the City. The alignment of the new streets and parks responds directly to streets of the neighbouring blocks and is informed by previous historical street locations.

New streets between Cowper and Wattle Streets to Bay Street would reinforce Bay Street as an activity spine and would include neighbourhood shops, widened footpaths and generous street tree plantings.

Blackwattle Lane would be extended through the site to Wentworth Park introducing unexpected long sight lines from within contained urban streets.

The effective widening of the laneway to form a generous promenade through the site would also include expanded drainage systems as part of flood mitigation measures.

The new street north of the old stables building, The Mews, has the potential to retain some of its existing character of well made brick fences and walls. Selective retention of brick fences and walls, interpretation of demolished walls and reuse of bricks as paving is anticipated.



25 May 2009

scale: 1:1500



hill thalis
ARCHITECTURE + URBAN PROJECTS PTY LTD
LEVEL 5, 48-72 Wentworth Ave
Sunny Hills, NSW 2010 Australia
T 02 9211 4276 F 02 9281 3171
E admin@hillthalis.com.au
www.hillthalis.com.au

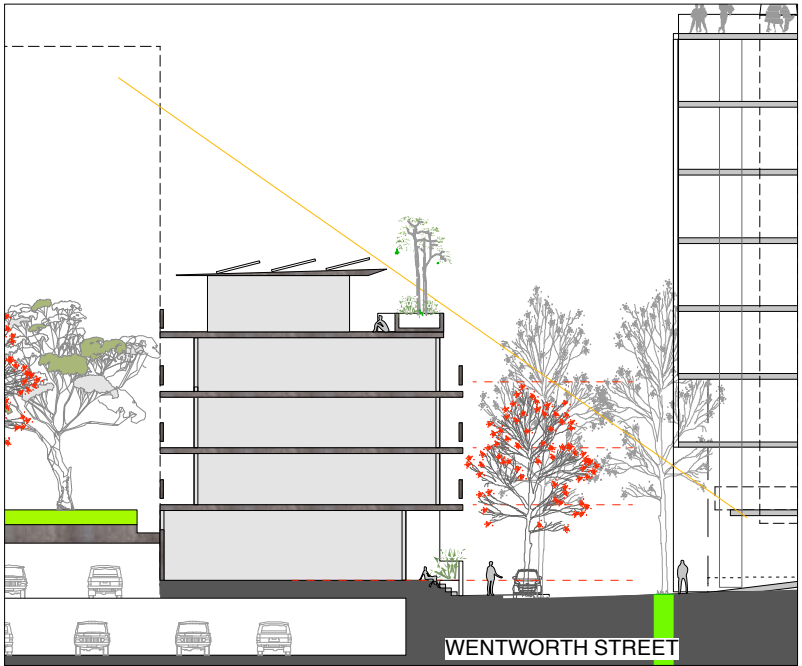
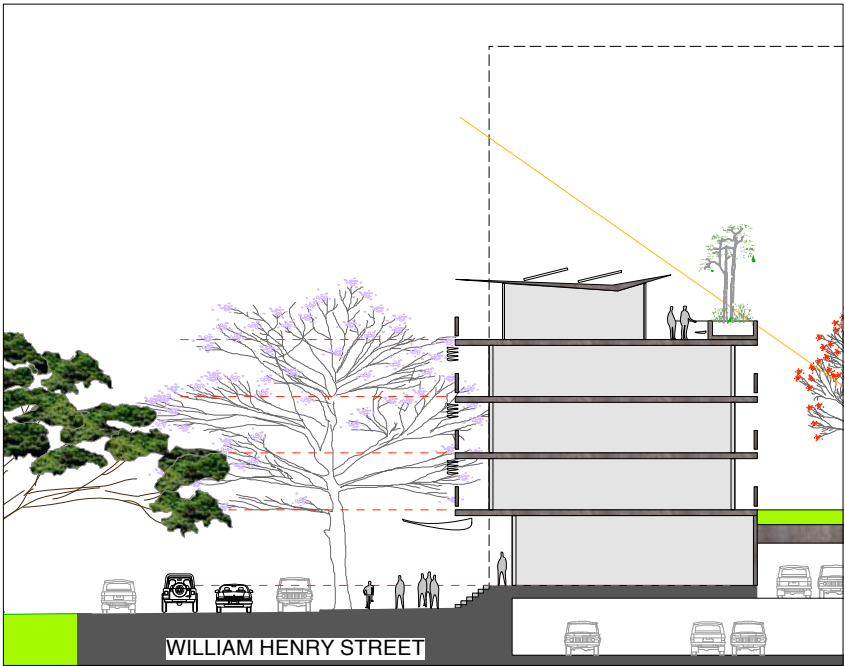
Use figured dimensions only.
Do not scale.
Comply with relevant Authorities' requirements.
Comply with the Building Code of Australia.
Comply with all relevant Australian Standards.
Copyright in all documents and drawings prepared by Hill Thalis and in any work executed from those documents and drawings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

3.2
Public Domain Sections

Three street sections provide details of the quality of the public domain. The first section is taken through William Henry Street on Block F looking west. The second section is taken across the extension of Wentworth Street through the City of Sydney site between Blocks F and J looking west. The third section is taken across Bay Street between Blocks B and G looking north.

Wide footpaths with cycle paths and indented parking reduce the carriageway width creating a pedestrian oriented environment. Treatment of the ground floor of buildings with awnings encourages activity whilst continuous stairs to a raised ground floor level solves flooding issues. Residential balconies and windows overlooking streets provides excellent passive surveillance. North facing rooftops are shown with solar panels and top floor setbacks are able to accommodate roof top planting.

A variety of street tree plantings relate in scale to different street widths and street orientations. Illawarra Flame trees can be found on smaller streets, Jacarandas are located along the Wentworth Park front opposite the existing Moreton Bay Figs, whilst tall eucalypts line Bay Street. Each species has a distinct appearance, providing different streets with an individual memorable quality. All species are hardy and drought resistant.



25 May 2009

scale: 1:400



3.3 Car Parking Provision

Limited on street parking is anticipated to promote walking and public transport usage from this well located site.

Expansion of the street network increases on street parking.
Car space positions are integrated with street tree plantings. Parking on the street is public and accessible, and reasonably visible and safe.

Car share options would be of high priority and should occupy a minimum of 3 on-street spaces within the greater site.

To achieve affordable housing, on site parking is excluded to this component of the development. Market housing would have a limited basement parking.



25 May 2009

scale: 1:1500

