

3.8 INCREASE PEDESTRIAN PERMEABILITY

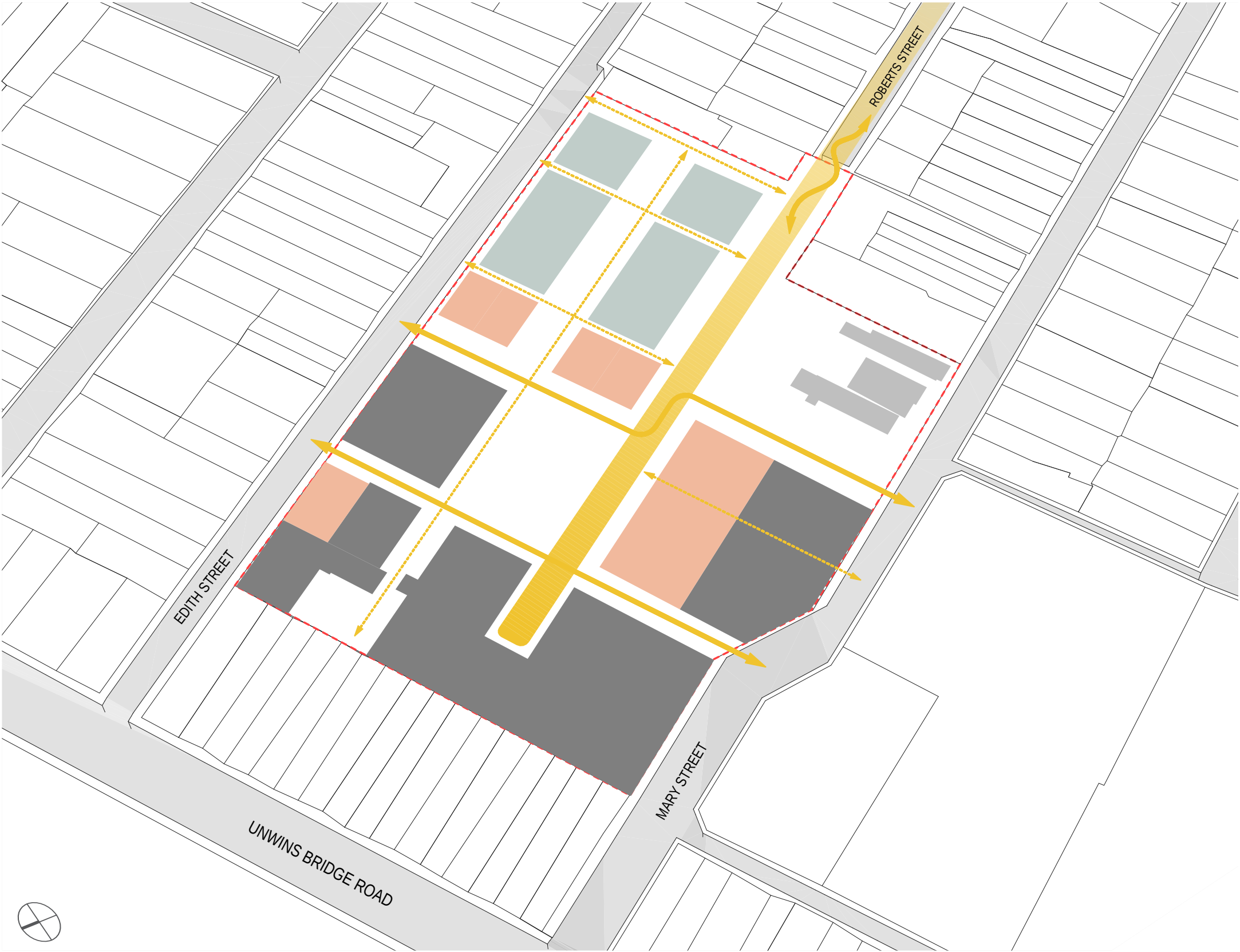
SEMI-PRIVATE PATHS FOR RESIDENTS

Aside from the primary through-site links, the opportunity exists for a secondary overlay of pedestrian movement. This overlay provides a finer grain of movement for inhabitants and patrons of the site, as opposed to those that are utilising the primary links as thoroughfare. These site-links would also allow residents of the site to maintain a semi-private pattern of movement that is separated from public activity on the site.

SUBDIVISION OF STREETScape MASSING

At a formal, urban level, these pedestrian paths subdivide the massing of the residential building footprint running along Edith Street. This facilitates a more appropriate transition from small scale residences to the site's existing industrial core.

- Residential Building Opportunity
- Commercial Building Opportunity
- Pedestrian Through-site Link
- Existing Building to be Retained



3.9 TRAFFIC MANAGEMENT STRATEGY

INTEGRATION INTO EXISTING ROAD NETWORK

The opportunity exists for a vehicular entry and exit strategy that funnels traffic movements to and from primary arteries within the existing road network. Traffic arrives to the site from Unwins Bridge Road or Princes Highway, via Edith Street and leaves the site toward Unwins Bridge Road, via Mary Street.

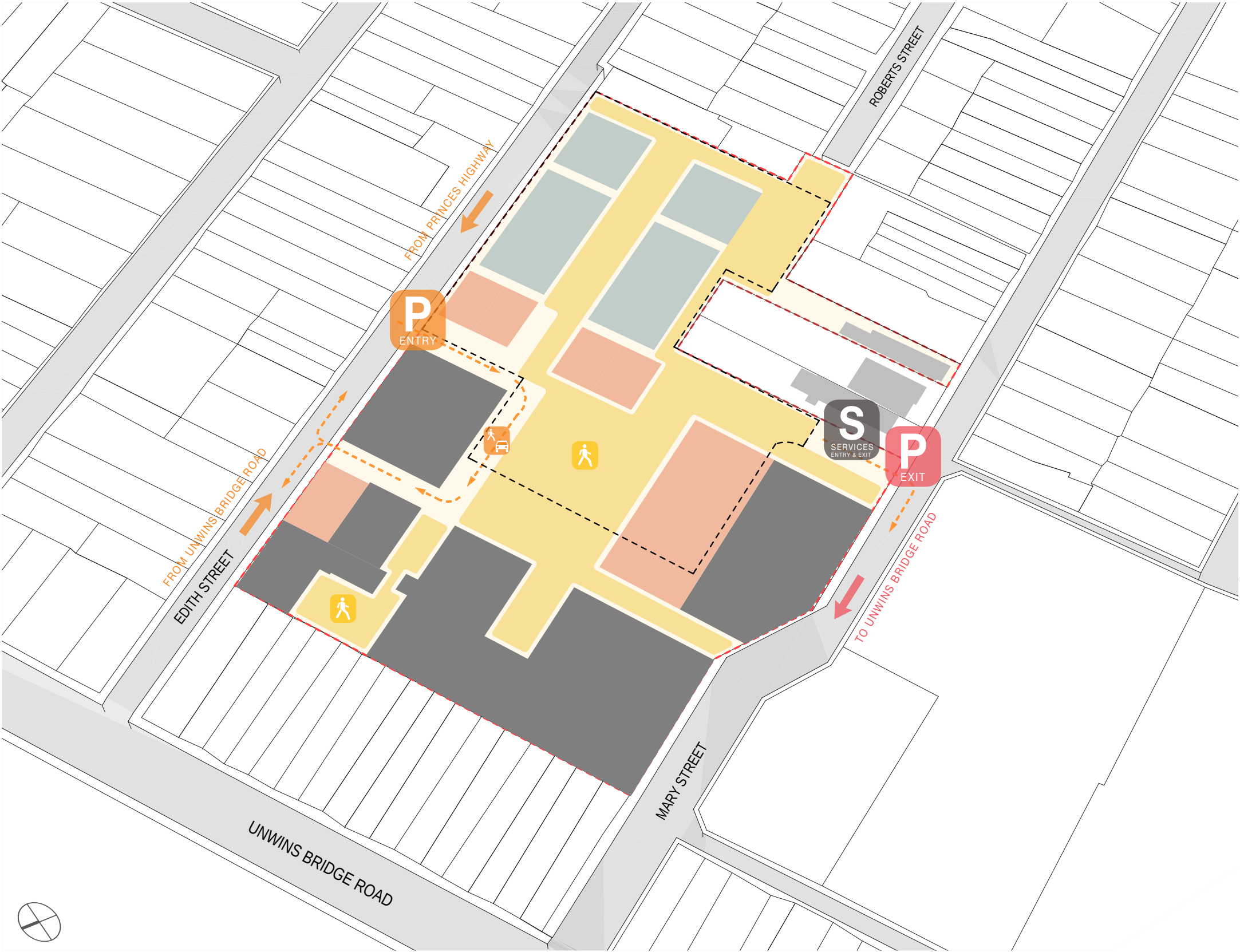
MINIMISE IMPACT ON NEIGHBOURS

Limiting traffic movements to main roads, restricting limited disruption on quieter residential streets. Garbage truck and service access are limited to a single entry/ exit point on Mary Street, adjacent to an industrial site. This would be the only exit for the carpark.

MAXIMISE ‘PEDESTRIAN ONLY’ ZONES ON SITE

The majority of the site is pedestrianised. Public vehicle access to the site would be limited to the carpark only. A small shared loop off Edith Street could accommodate service vehicles and deliveries.

- Pedestrian Only Zone
- Shared Zone
- Commercial Building Opportunity
- Residential Building Opportunity
- Existing Building to be Retained



3.10 UNDERGROUND PARKING AND VERTICAL CIRCULATION

PARKING

Basement parking is proposed for the site in order to support the fundamental pedestrian focused principles of the proposal. Parking is to be provided both for residents of the site and creative industry uses to support the viability of employment generating uses within the site.

The quantity of parking to be provided intends to strike a balance between adequate amenity for persons working and living on the site, and restricting traffic movements and reliance on private cars.

VERTICAL CIRCULATION

Upgrades to all existing buildings are proposed to allow for servicing and equitable access throughout the site.

- Vertical Circulation
- Commercial Building Opportunity
- Residential Building Opportunity
- Existing Building to be Retained



3.11 LANDSCAPE OPPORTUNITIES

PUBLIC DOMAIN

The provision of a high quality public domain is essential to the overall activation of the site. At an urban level, the public domain provides a network of spaces and circulation that supports the operation of built infrastructure. The opportunity exists for the public domain to double up as a space for gathering, as well as an escape within the more urbanised surroundings.

SEMI-PRIVATE GARDENS

The opportunity exists for ‘semi-private open space’ between the new residential zones. The area not only provides much needed open space for the residents, but also acts as a buffer, shielding them from the more public parts of the site.

PUBLIC SANCTUARY

The opportunity exists for a small pocket park in the courtyard between Buildings 6 and 7. This park is intended to be a more intimate environment, a lush sanctuary tucked within the robust industrial fabric.

STREET TREES

Additional street trees provide shading and privacy for the proposed residences along Mary Street. They also provide a softness to the streetscape, as it transitions from residential to commercial scale buildings.

DEEP SOIL ZONES

The opportunity exists for substantial areas of the site to be employed as deep soil zones. This will increase groundwater recharge on the site, which is, at present, a barren and impermeable concrete cap. Additionally, these zones will enable the provision of canopy trees to many areas of the site.

-  Landscape Opportunity
-  Commercial Building Opportunity
-  Residential Building Opportunity
-  Existing Building to be Retained



3.12 ENVIRONMENTAL INITIATIVES

MAXIMISE INDOOR ENVIRONMENT QUALITY

Natural ventilation will be emphasised in new buildings on the site to ensure a high internal air quality for occupants. Natural lighting and thermal comfort will be achieved through sensitive and intelligent material selection, building design and orientation.

WASTE MANAGEMENT

Sufficient spatial provisions will be made to allow for the effective separation of waste from recycling.

ADAPTIVE REUSE

“The greenest building is the one that already exists.”

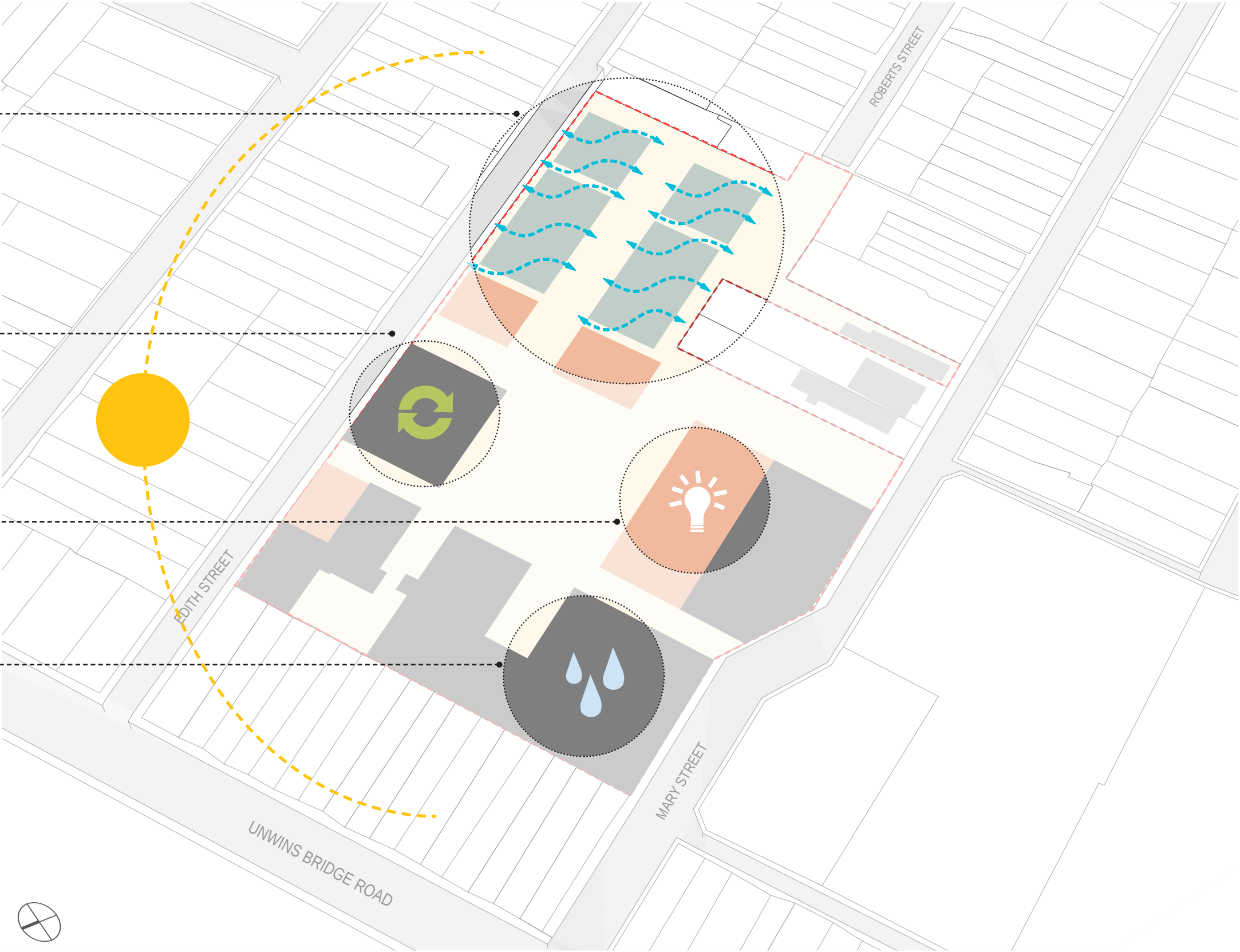
By retaining a substantial proportion of the buildings on site, the proposal will minimise natural resource consumption, waste, pollution and toxicity during refurbishment and construction. These outcomes will be similarly reflected in the proposal’s intention to reuse materials and elements that have been salvaged during demolition.

LOW ENERGY DEMANDS

Utilising a combination of smart technologies through building services and excellent passive design initiatives, energy consumption could be minimised across the site. This would also reduce operational costs for residences and businesses, alike.

WATER CONSERVATION & MANAGEMENT

Water usage could be reduced with the installation of low flow equipment and careful selection of landscaping. The site would harvest and reuse rainwater for irrigation and garden watering. Smart water metering could be installed to monitor water efficiency measures and identify any abnormal usage patterns.



3.13 NEIGHBOURHOOD CENTRE

THE PLAZA

The heart of the site is a central plaza, a multipurpose social and civic space for the local community. Set beneath a canopy of trees, the plaza is envisaged as a unique public space for markets, performances and cultural events.

THE PARK

Adjacent the central plaza, a large, gently sloping lawn is proposed. The lawn is a place for colleagues to gather at lunch, a family picnic or a lazy nap in the sun. At approximately 600m², the park would provide a substantial contribution to public open space within the highly urbanised surroundings.

BOUTIQUE RETAIL, CAFES AND RESTAURANTS

Surrounding the plaza, a mix of small scale cafes, restaurants, community spaces and retail space that are complimentary to the site and neighbourhood could be established for the local community.

COMMUNITY SPACE

A space for local community use formalises the eastern corner of the neighbourhood centre. The flexible space, which looks out onto the central lawn and plaza, is intended to accommodate a range of community uses; meetings, seminars and workshops.

PUBLIC ART

The ongoing use of the site, as a creative precinct for artists, would be reflected in the provision of high quality public art. This would also provide an opportunity to engage with the existing artistic community on the site in order to both develop the public art strategy and to deliver site specific art pieces. The site could tie into the street art precinct at May Lane, north of the site in St Peters.

- Neighbourhood Centre
- Event Space
- The Park
- Commercial Building Opportunity
- Residential Building Opportunity
- Existing Building to be Retained



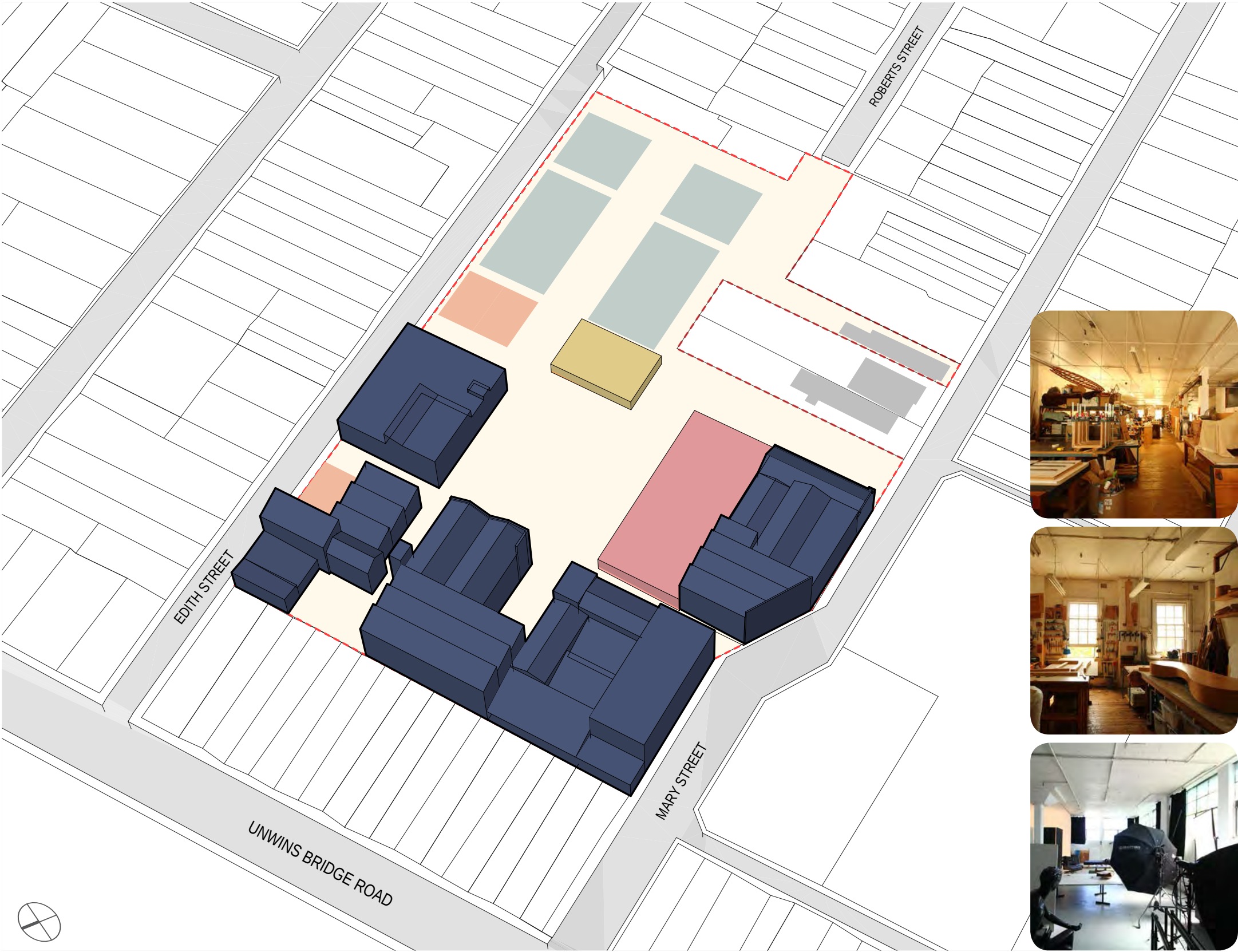
3.14 COMMERCIAL FLOOR SPACE TO BE RETAINED

RETENTION OF THE CREATIVE INDUSTRIES

The site is currently occupied by a range of light industrial and creative industry tenancies, including photography and recording studios, fashion and textile production, artisan wood workers, coffee roasters, micro brewers, etc.

This rich palette of creatives are the lifeblood of the site. The retention of buildings occupied by these parties is a key driver of the proposal, recognising that they are integral to its operation, both current and future, as a productive creative precinct.

- Community Space Opportunity
- Commercial Building Opportunity
- Residential Building Opportunity
- Existing Building to be Retained

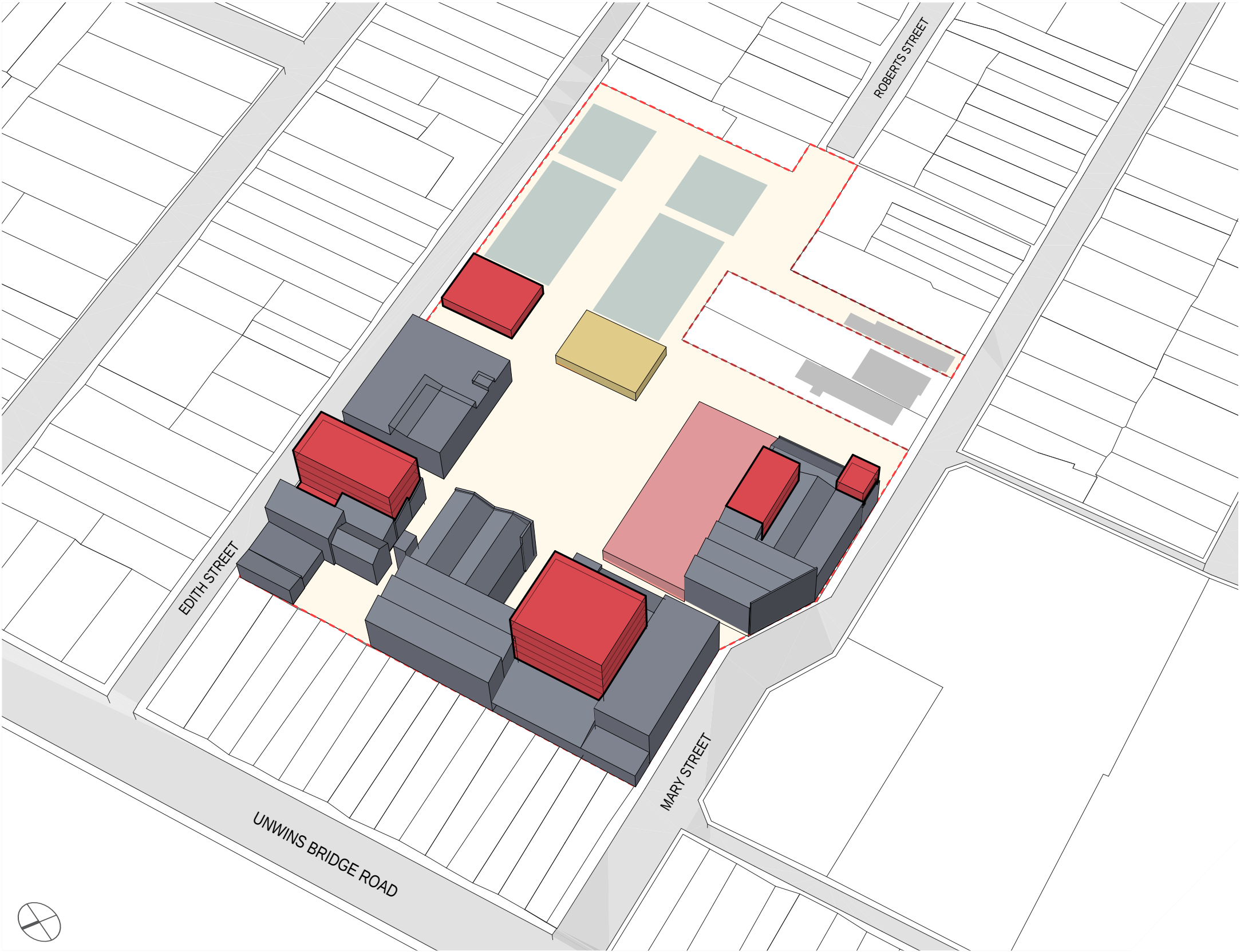


3.15 SUPPLEMENTARY COMMERCIAL FLOOR SPACE

The site has historically provided significant employment opportunities in the area. This focus on employment is in line with Marrickville Council's long term urban strategy for this locality, whereby the site is within the 'Strategic Employment Area' adjacent to the 'Enterprise Corridor' along the Princes Highway.

Accordingly, the retention of a high volume of employment generating floor space is integral to this proposal. While approximately 4,600m² of such floor space would be lost due to the removal of existing buildings, an additional 5,600m² is proposed in new floor space. Additionally, approximately 250m² of floor space for community activities is also proposed on site.

The increase in employment generating floor space is consistent with the planned floor space under the current LEP 2012 control of 0.95:1.



- Community Space Opportunity
- Commercial Building Opportunity
- Residential Building Opportunity
- Existing Building to be Retained

3.16 RESIDENTIAL TYPOLOGY
- APARTMENT BUILDINGS

MASSING

The massings are proposed to be terraced in order to provide an appropriate transition from the one and two storey residences along the south eastern boundary to the existing industrial scale forms on site. As such, adjacent the neighbouring residences along Edith Street, the massing is limited to a maximum of two storeys and a substantial boundary setback provided.

The massings are subdivided into smaller scale blocks in order to integrate the buildings into the existing street pattern. This also enables greatly increased pedestrian access to the site and passive design opportunities.

STREETSCAPE DEFINITION

The north east corner of the site is currently vacant, causing a disruption in the rhythm of built form along Edith Street. The proposal will provide an appropriate form to reinstate the streetscape, and a transition as its shifts from a residential to industrial scale.

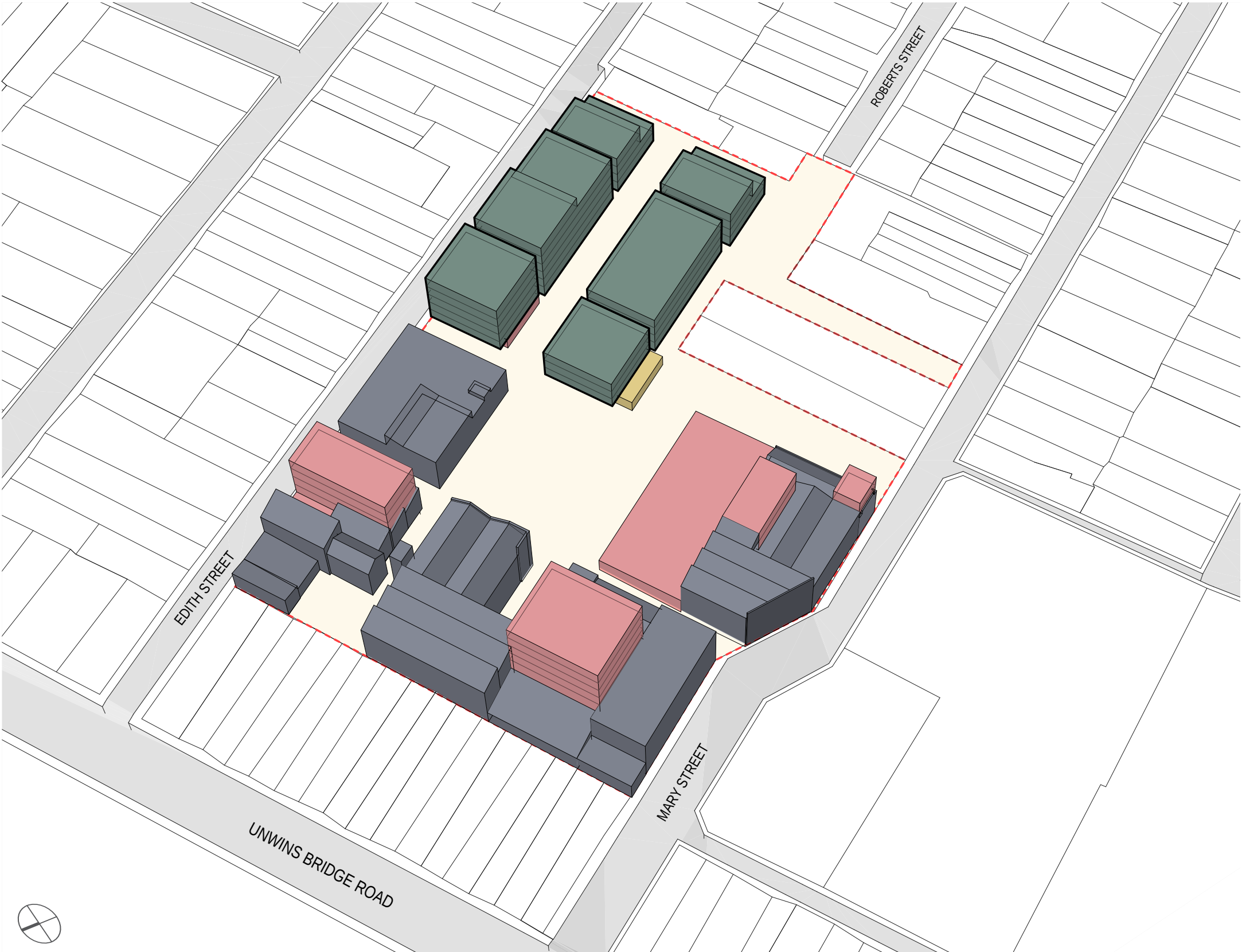
SEPP 65

The residential buildings will be designed to comply with the performance requirements of SEPP 65. As such, the buildings are separated to ensure appropriate privacy, oriented to maximise solar access and subdivided to ensure cross ventilation throughout.

OPEN SPACE DEFINITION

The arrangement of the proposed buildings is such that they provide definition to the negative space between the two masses. As a result, the space between becomes a cloistered area of semi-private open space for the amenity of on-site residents.

- Community Space Opportunity
- Commercial Building Opportunity
- Residential Building Opportunity
- Existing Building to be Retained



3.17 RESIDENTIAL TYPOLOGY
- COMMERCIAL HYBRID

MASSING

These buildings are massed toward the centre of the site, with a maximum of 8 storeys. This reduces the impact on the streetscape and overshadowing of neighbours. Accordingly, the massing is decreased along Edith Street, where a maximum of 6 storeys is proposed.

MIXED USE

The central portion of the site blends the existing commercial uses along the north western portion of the site with the proposed residential uses to the north east. These buildings maintain commercial uses at the lower levels, with residential uses proposed above.

This approach to the development intends to integrate its industrial past and current creative vibrancy with its future livability.

LIVE/ WORK

There is the opportunity for SOHO (small office/ home office) living arrangements, which would suit the ongoing use of the site as a productive precinct for small creative industries. Such living arrangements embody a highly sustainable urban strategy, by introducing pedestrian friendly networks with reduced distances between residences and places of work and leisure.

DIVERSITY

By creating a greater variety of housing stock, the proposal intends to cater for a more diverse cross-section of local residents.

- Community Space Opportunity
- Commercial Building Opportunity
- Residential Building Opportunity
- Existing Building to be Retained



3.18 LONG TERM VISION





4

DESIGN
CONCEPT

4.1 AERIAL VIEW



4.1 THE PLAZA



4.1 MARY STREET ENTRY



4.1 THE PARK



4.2 PLANS - SITE



4.2 PLANS - GROUND FLOOR



4.2 PLANS - LEVEL ONE



4.2 PLANS - LEVEL TWO

