



Art Haus

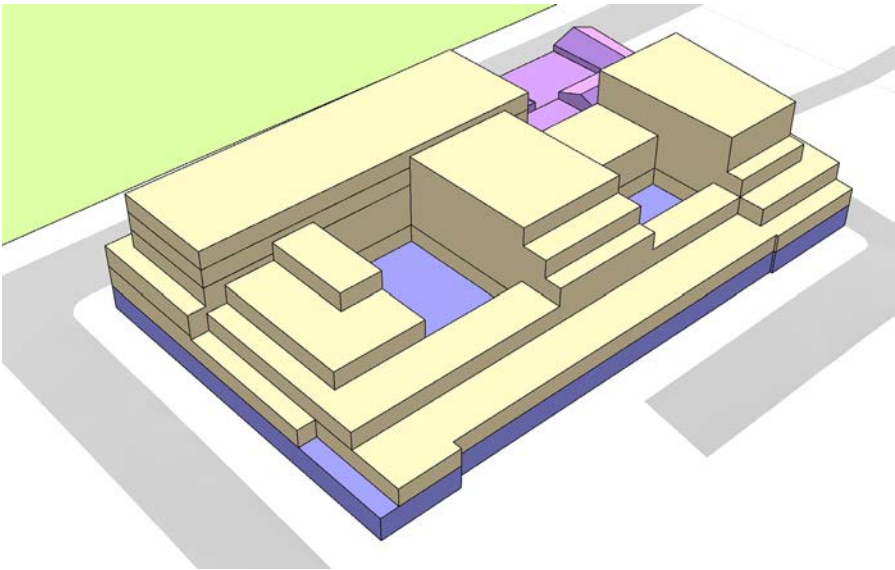
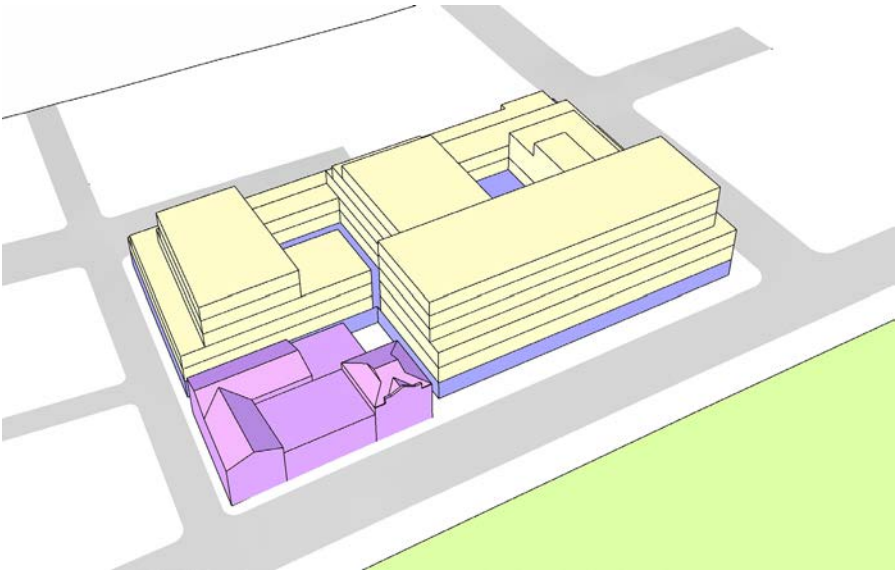
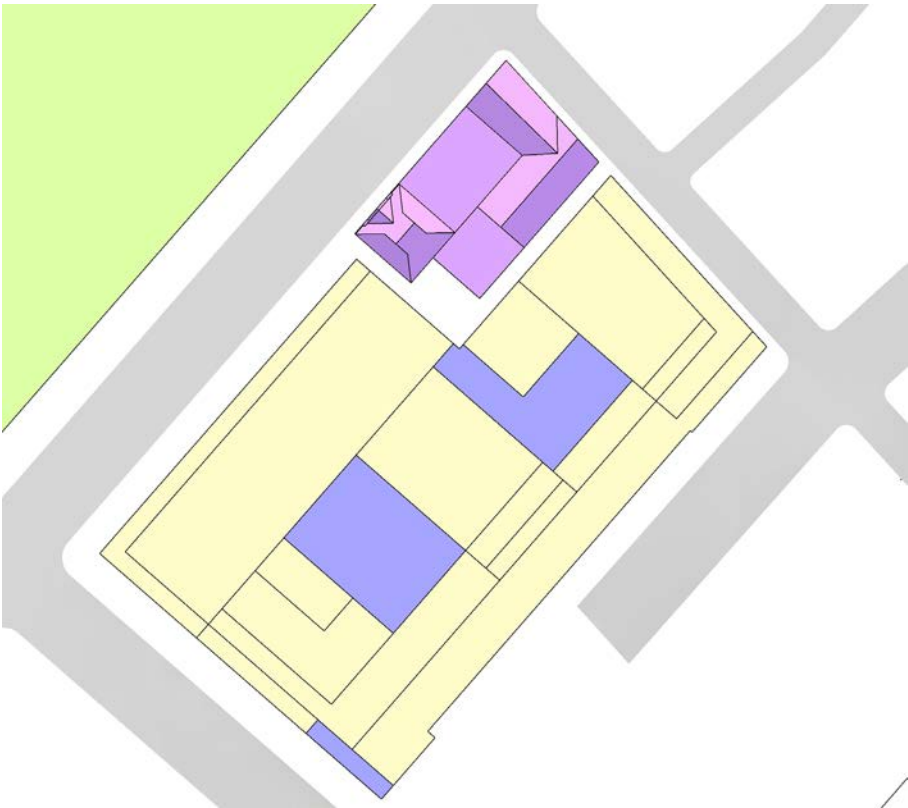
**469-483 BALMAIN ROAD,
LILYFIELD**

Addendum to Exhibited Urban Design Report - May 2019

10th November 2020



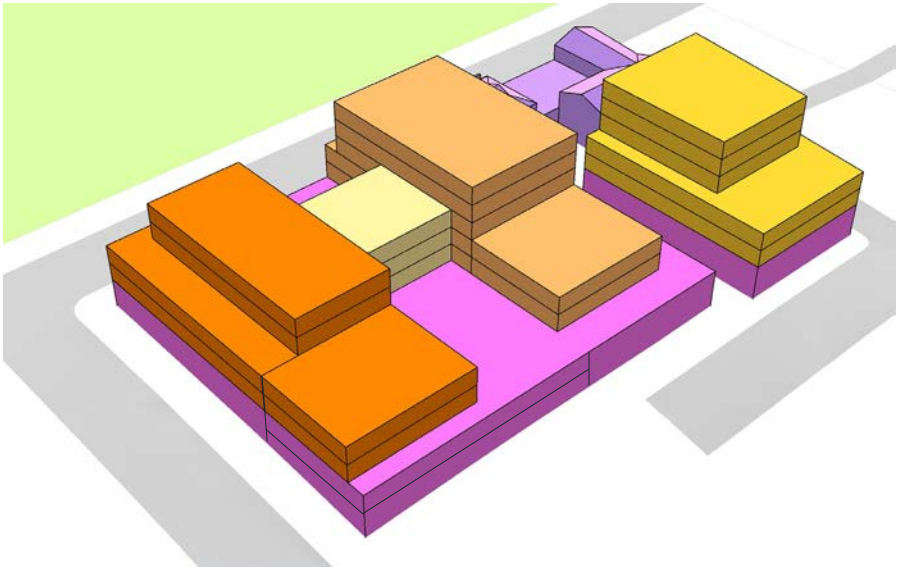
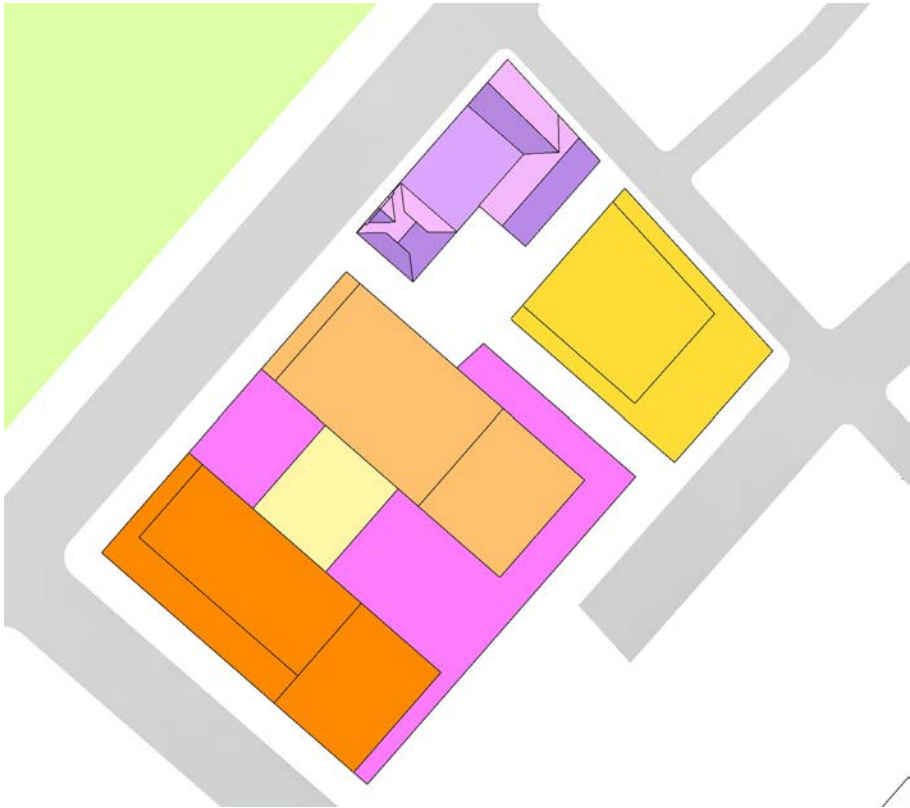
Design Evolution



Lodged proposal

FLOOR AREA	Efficiency	GFA	Reduction %
Residential	75%	11,325	0
Employment	88%	6,000	0
Total (m2)		17,325	0
FSR			
Site Area (m2)			6,824
FSR (n:1)			2.54

Design Evolution



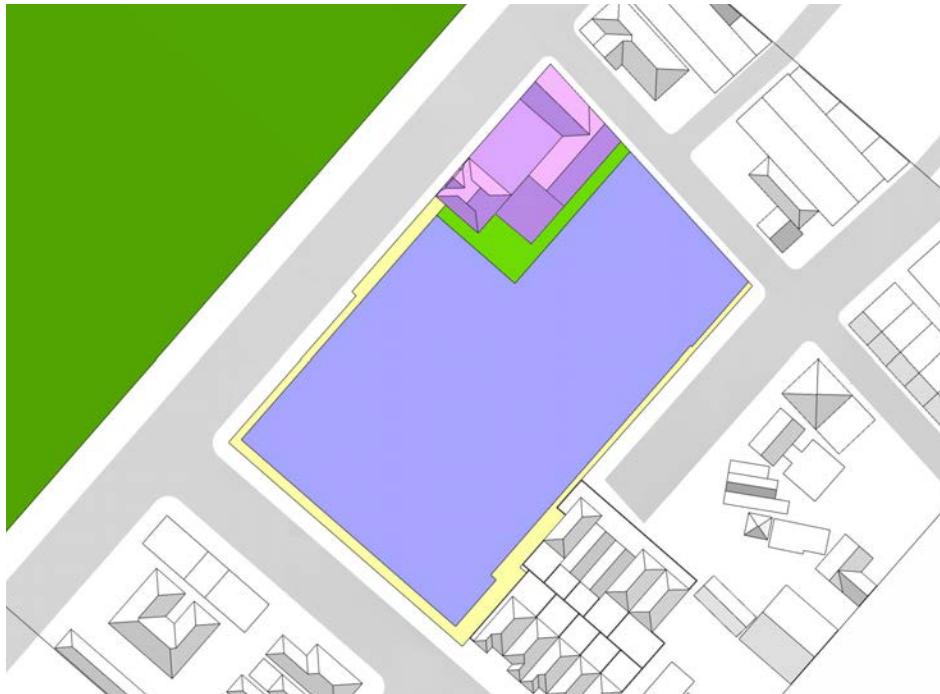
Revised Proposal

FLOOR AREA	Efficiency	GFA	Reduction
Residential	75%	8,707	19%
Residential (Affordable Housing 5%)	75%	458	
Employment (Ground Floor)	88%	5,120	0%
Employment (Mezzanine/Lower G.F.)	88%	880	0%
Total (m2)		15,165	
FSR			
Site Area (m2)			6,824
FSR (n:1)			2.22

Design Evolution

Ground Floor Comparison

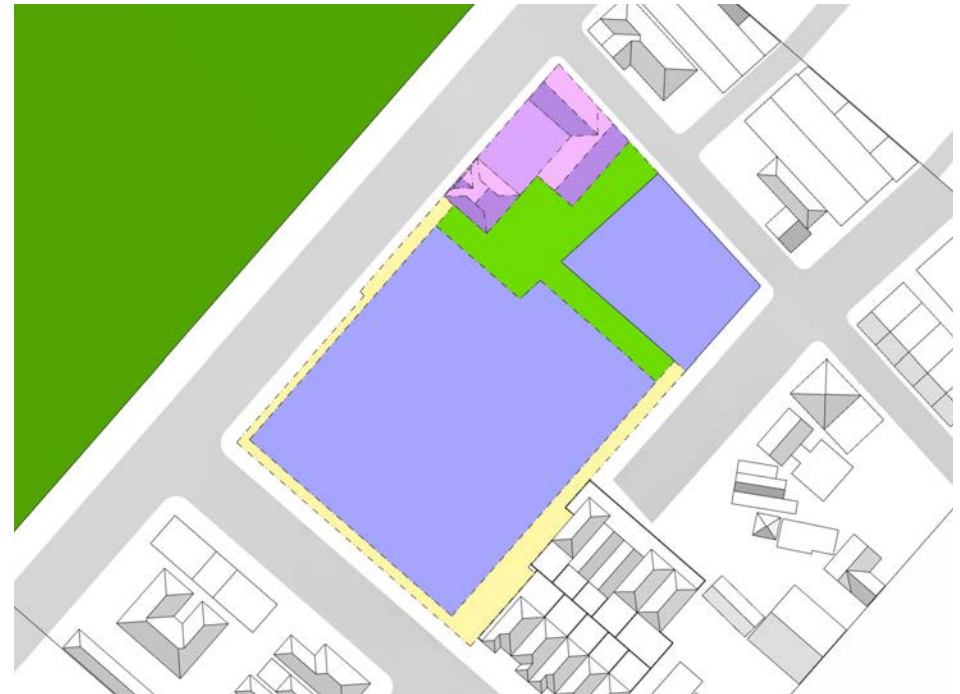
Lodged Proposal



Widened Footpath 524 sqm
Internal Plaza 229 sqm

11%

Revised Proposal



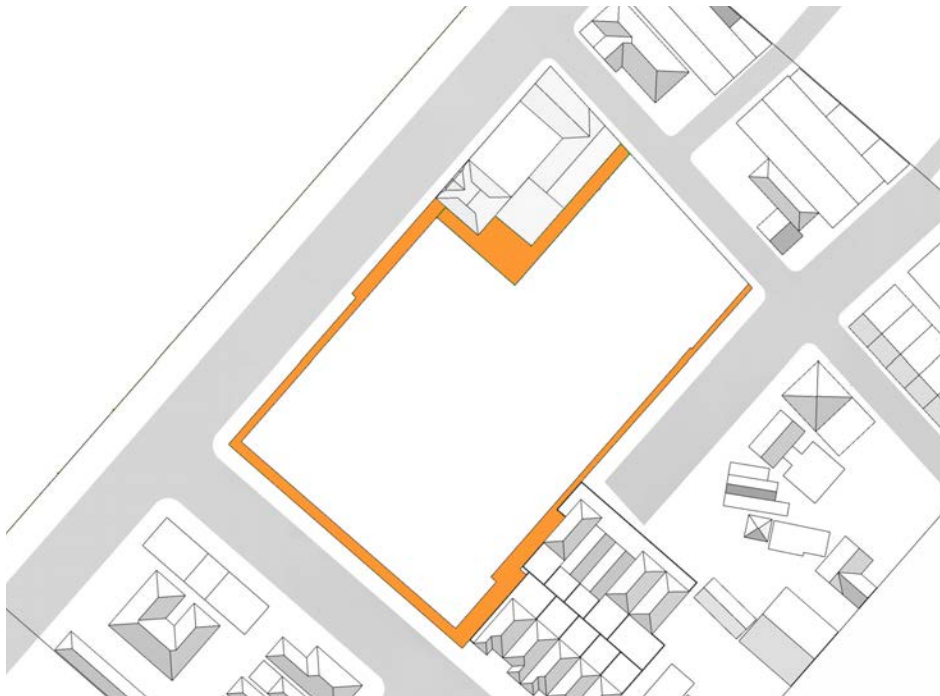
Widened Footpath 653 sqm
Internal Plaza 772 sqm

20%

Design Evolution

Public Domain Comparison



Lodged Proposal



 Paved Public Domain 753 sqm

Revised Proposal

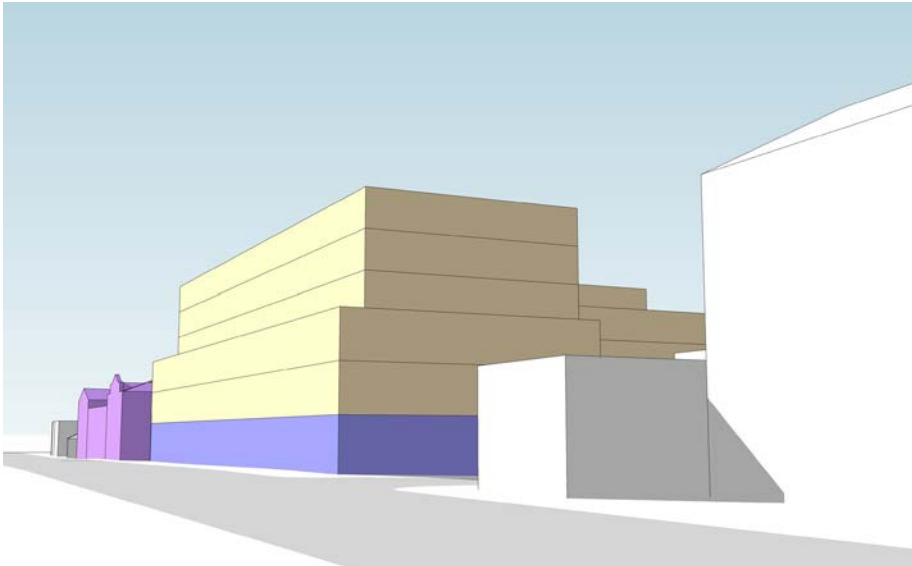


 Paved Public Domain 1114 sqm
 Deep Soil Public Domain 311 sqm

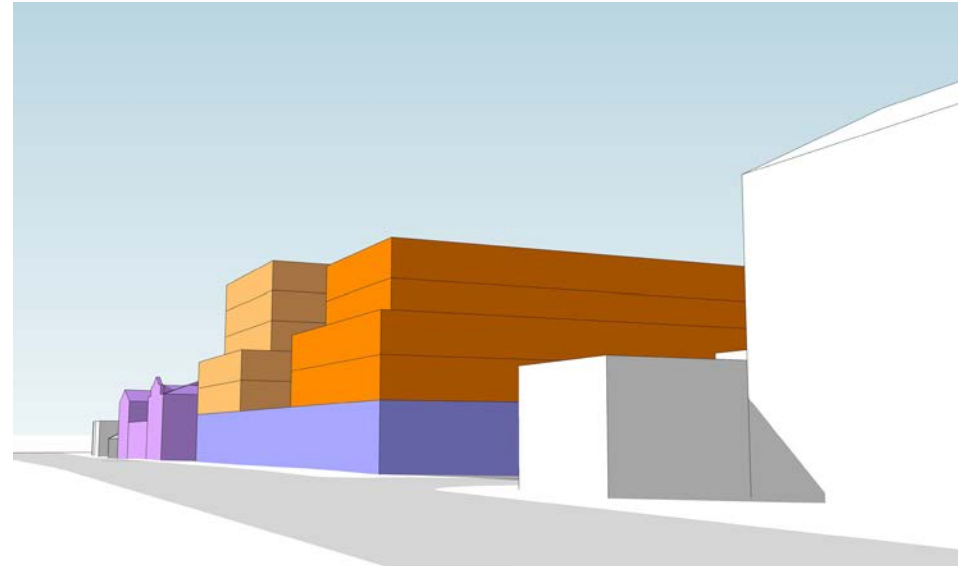
Design Evolution

Place Design – Balmain Rd Interface

Lodged Proposal



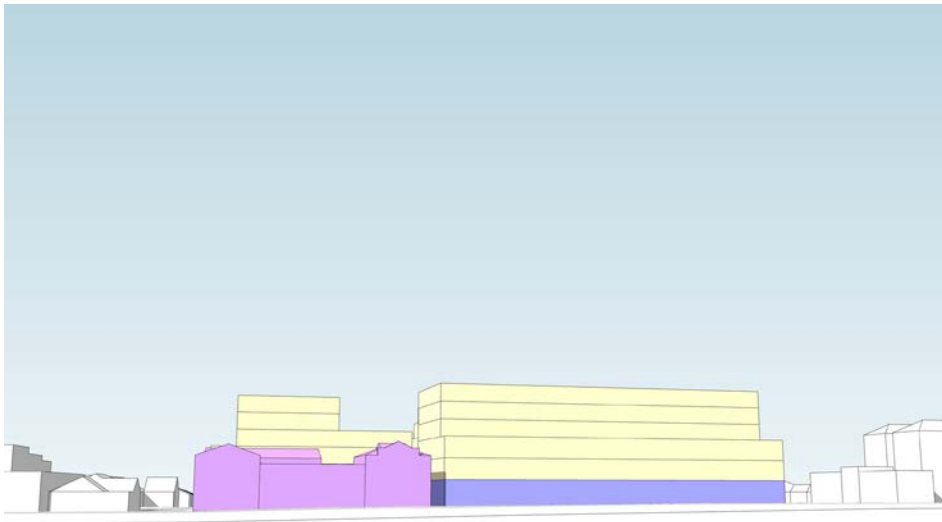
Revised Proposal



Design Evolution

Place Design – Balmain Rd Interface

Lodged Proposal



Revised Proposal



Indicative Landscape Concept

Key Landscape Metrics

- Widened footpath: 288m² (including Balmain Road and Alberto Street).
- Pedestrian link between Alberto St and Fred St ranging from 3.00-7.35 m wide, totalling 365m².
- Plaza and Pedestrian Links 772m²
- Total Pedestrian Benefit: 1425m².

Legend

Public Realm

- ① Street Trees Planting
- ② Plaza
- ③ Widened Footpath Zone

Private Realm

- ④ Communal Courtyards/Roof Gardens



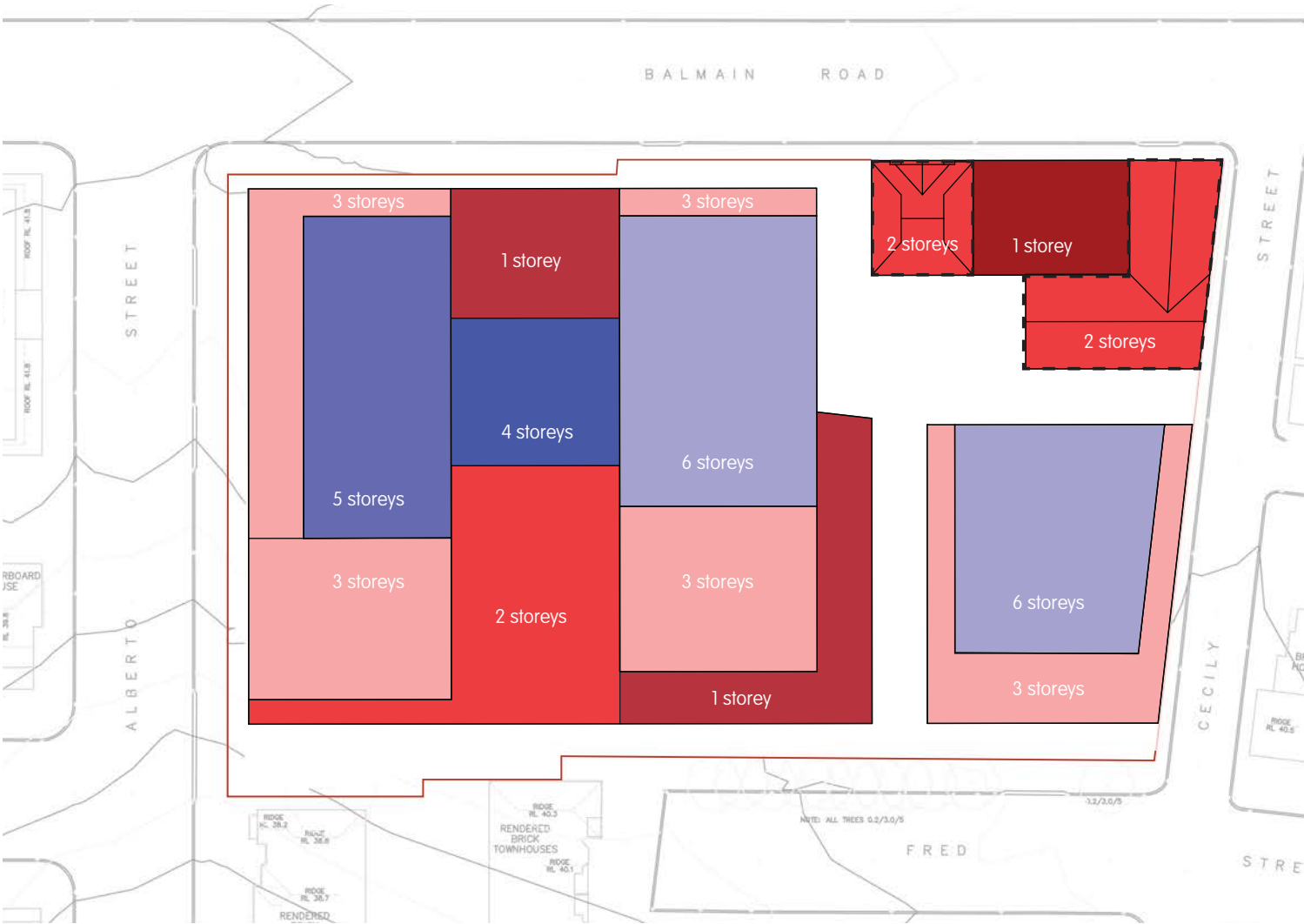
SCALE 1:500 0m 10m 20m

Height Map

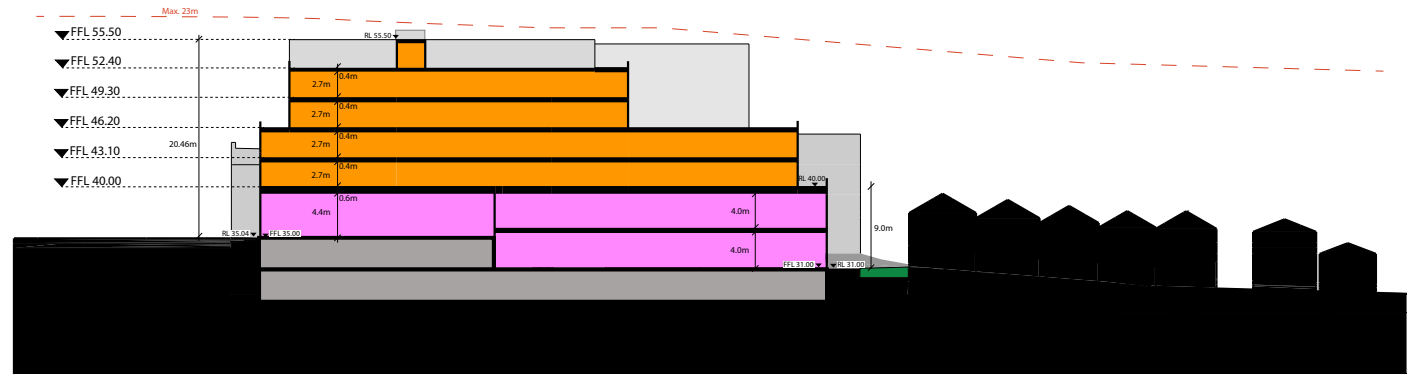
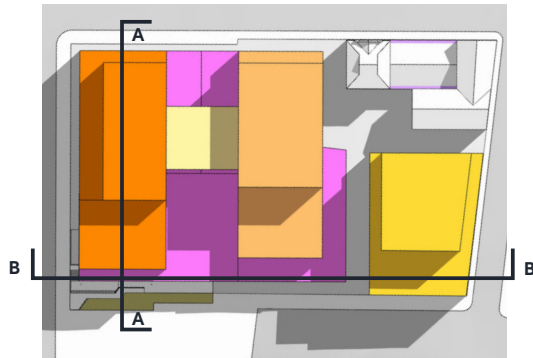
Legend

 Retained character building elements

-  1 storey
-  2 storeys
-  3 storeys
-  4 storeys
-  5 storeys
-  6 storeys



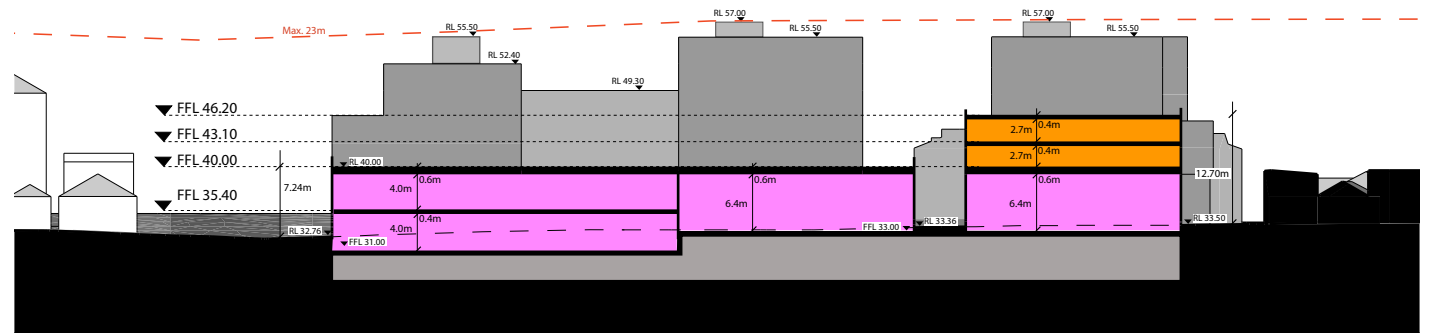
Sections



Section AA

Legend

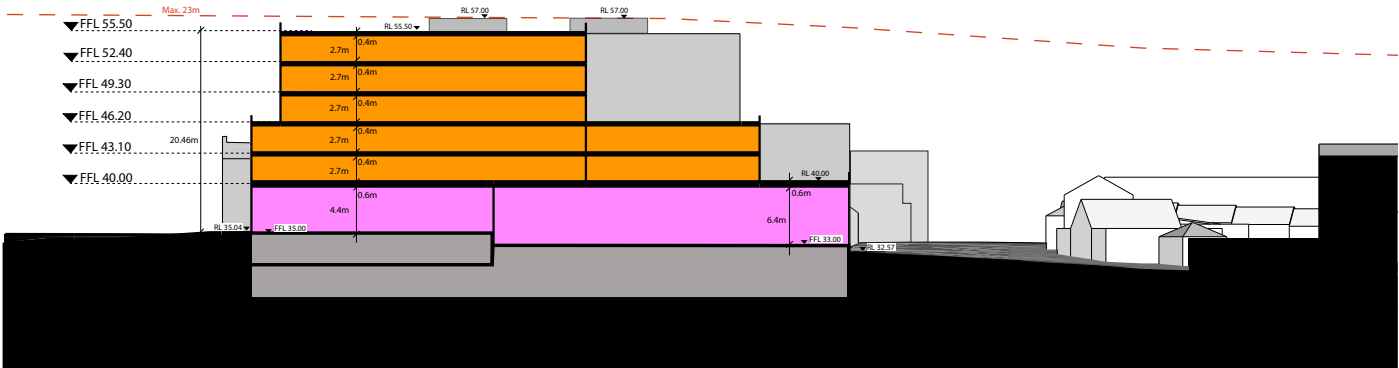
- Light Industrial
- Residential
- Basement



Section BB

SCALE 1:500 0m 10m 20m

Sections



Section CC

SCALE 1:500 0m 10m 20m

Legend

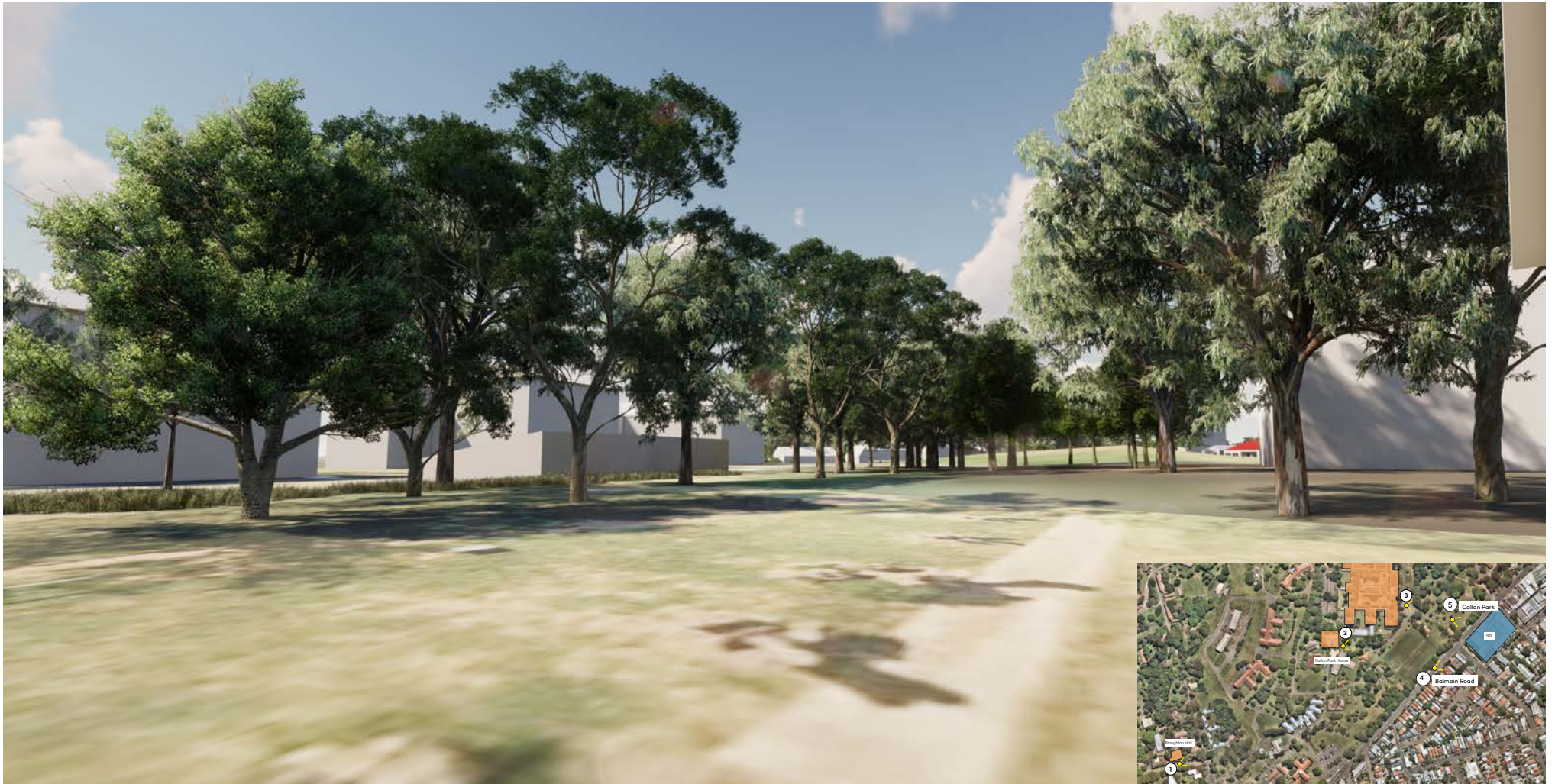
- Light Industrial
- Residential
- Basement

View 1 – Broughton House



- The Site
- Heritage Items
- Viewline to Site

View 2 - Callan Park House



- The Site
- Heritage Items
- Viewline to Site

View 3 - Kirkbride Complex



- The Site
- Heritage Itmes
- Viewline to Site

View 4 - Balmain Road



- The Site
- Heritage Items
- Viewline to Site

View 5 - Callan Park



- The Site
- Heritage Items
- Viewline to Site

Indicative Floor Plan

The Ground Floor

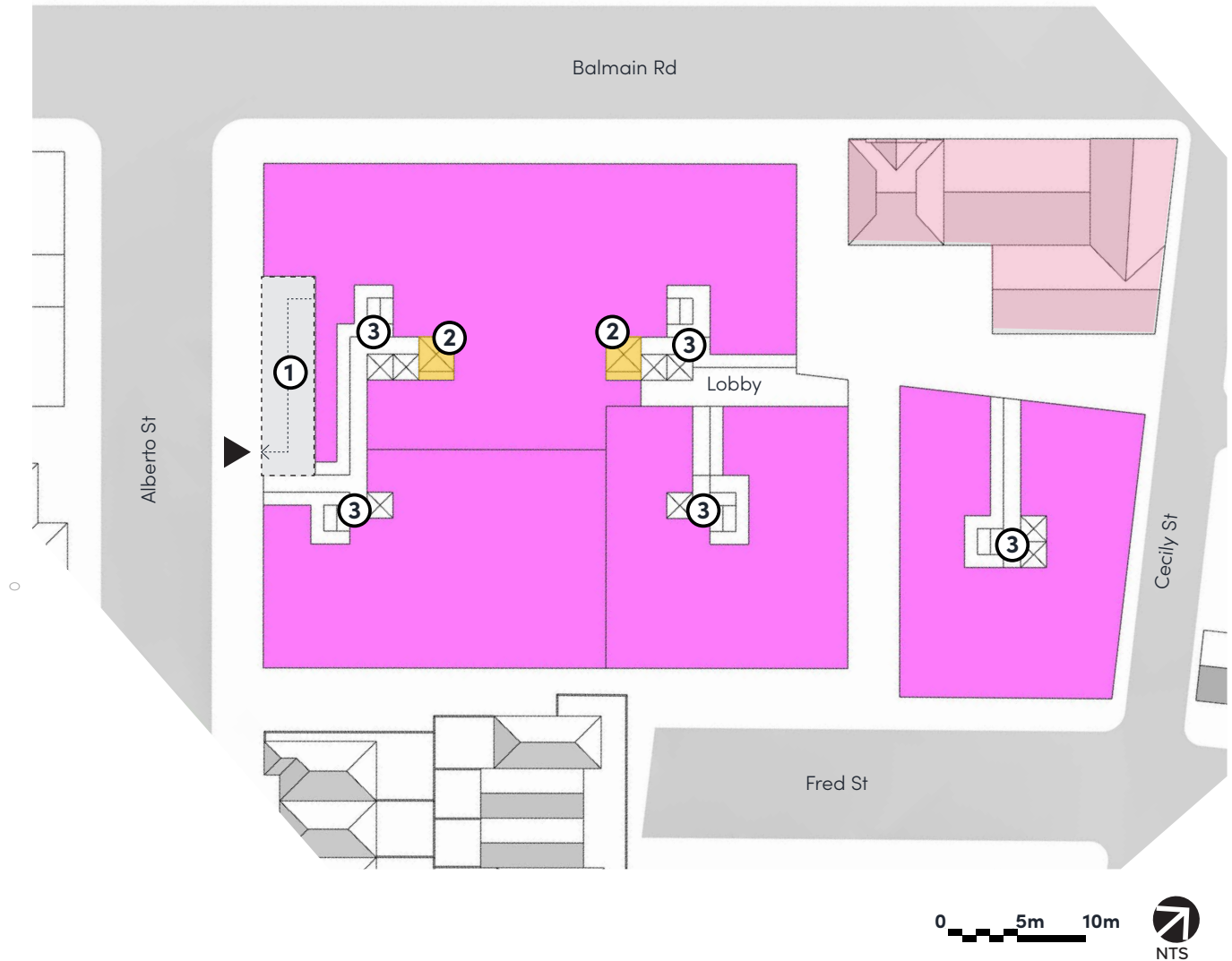
The Proposal provides for 6,000m² of employment floor space, inclusive of 1,200m² for creative employment/artist space. Approximately 880 sqm of this employment floor space is proposed to be accommodated in a Mezzanine/Lower Ground Level at the corner of Alberto St and the proposed troughsite link to Fred St.

The diagram opposite illustrates one way the ground floor can be configured including:

- Flexible internal walls to create a variety of modules that can respond to the market;
- Clear residential entries to provide access to residential apartments above;
- Possible vehicle access off Alberto Street; and
- Access to employment floor space is from street frontages and laneways.

Legend

- ① Access Ramp
- ② Employment/Heavy Goods Lift
- ③ Residential Lift and Stair Areas
- ▶ Vehicle access
- Employment
- Employment (Retained Building)



Indicative Floor Plan

Typical Upper Floor

The indicative floor plan for an "upper level" (opposite) illustrates one way the Apartment Design Guide (ADG) required mix of dwellings types is achieved. The nominated apartments are also typically larger than the minimum ADG requirements reflecting the design quality of Art Haus.

Legend

- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- Cross Ventilated



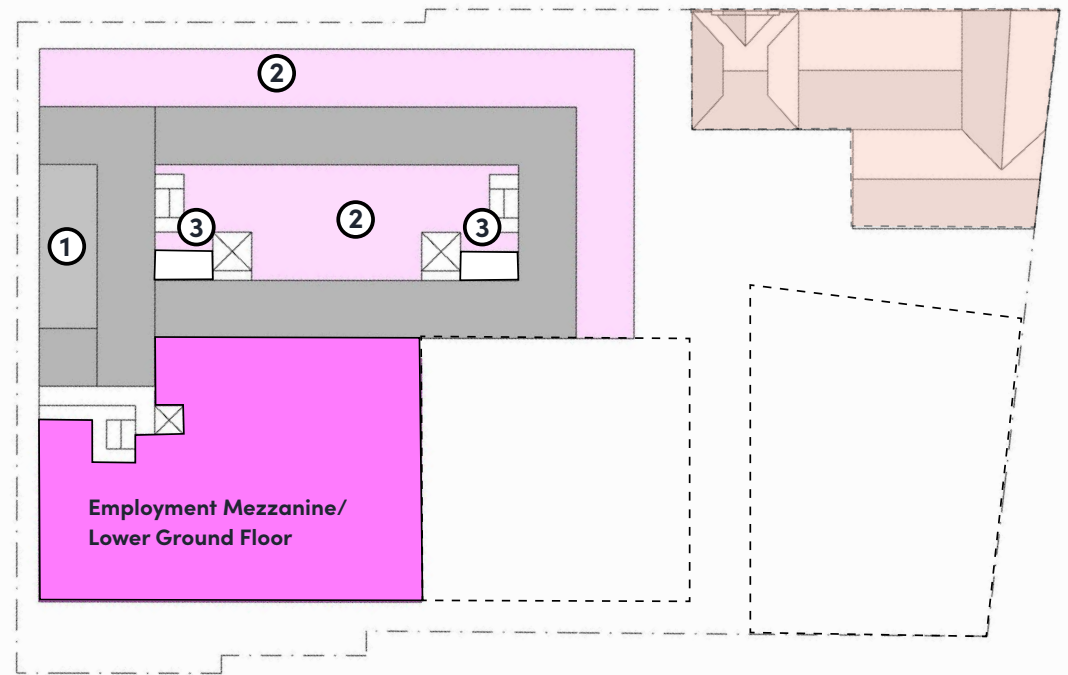
Indicative Floor Plan

Carparking Basement Level 1 – Employment

Legend

- ① Access Ramp
- ② Employment Carpark, Common Areas (Bike parking, Storage, Bins)
- ③ Heavy Goods Lift

Parking spaces are to be provided in accordance with Inner West Council carpark controls in their DCP.



0 5m 10m



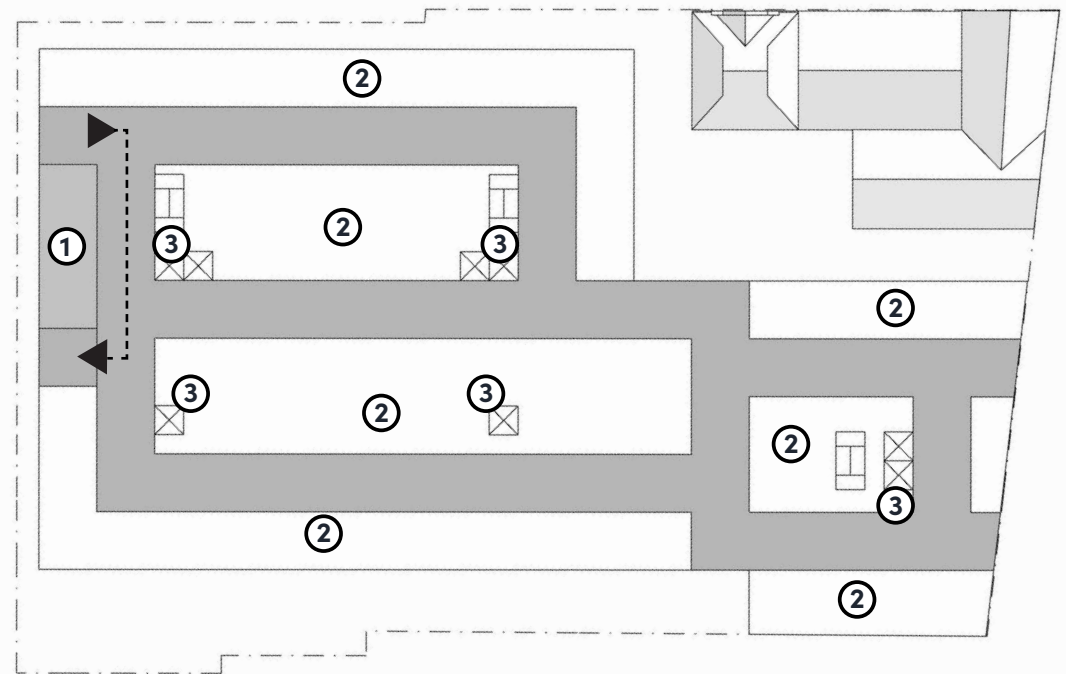
Indicative Floor Plan

Carparking Basement Level 2 – Residential

Legend

- ① Ramp
- ② Residential Carpark Area/Common Areas (Bike parking, Storage, Bins)
- ③ Lift and Stair Areas
- Circulation between levels

Parking spaces are to be provided in accordance with Inner West Council carpark controls in their DCP.



0 5m 10m



NTS

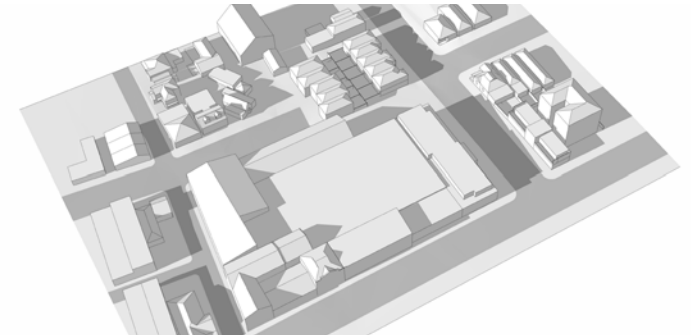
Design Evolution

Solar Analysis

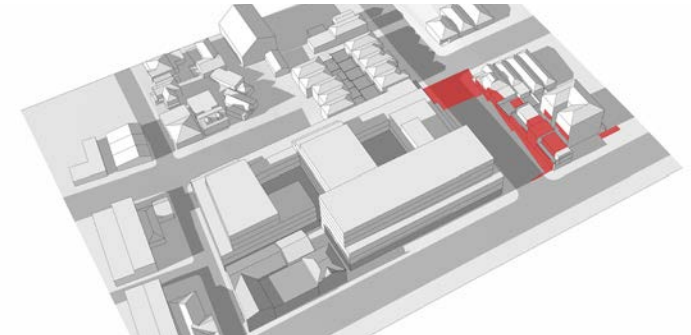
9am

- Overshadowing
- Reduction Overshadowing
- Additional Overshadowing

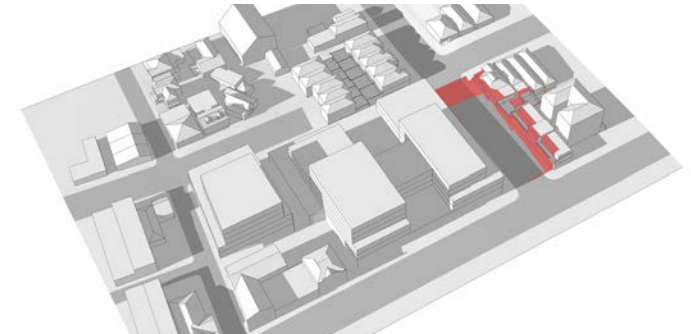
Existing Buildings



Lodged



Revised Concept



Overlay



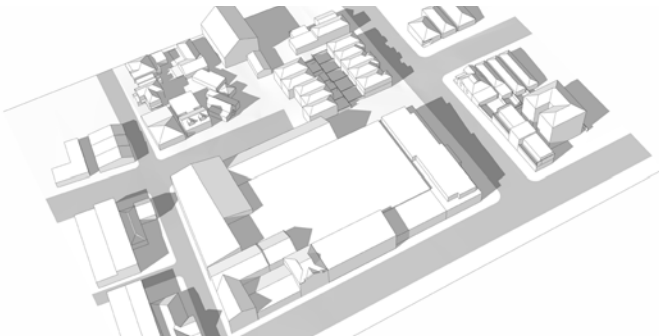
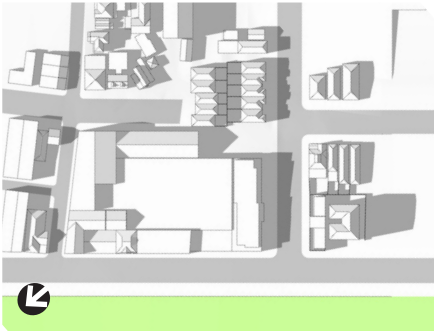
Design Evolution

Solar Analysis

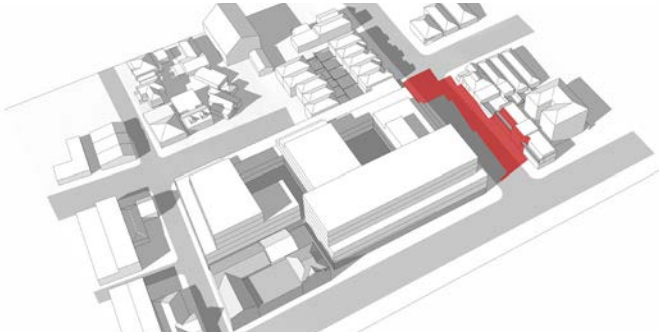
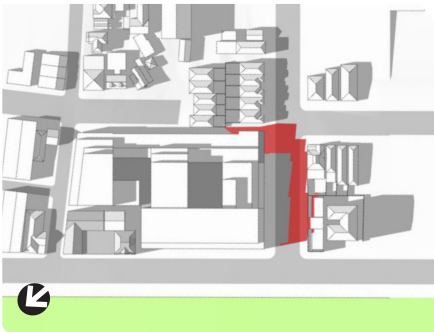
10am

- Overshadowing
- Reduction Overshadowing
- Additional Overshadowing

Existing Buildings



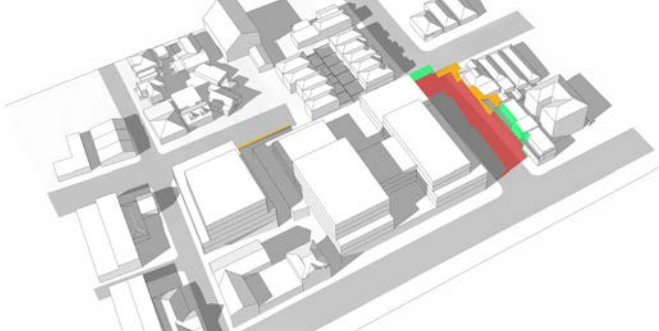
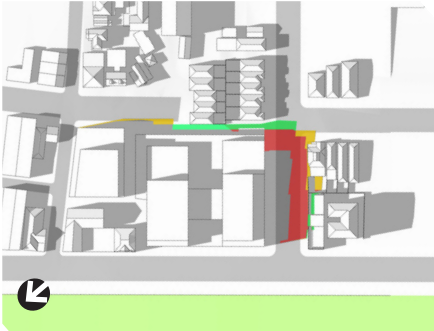
Lodged



Revised Concept



Overlay



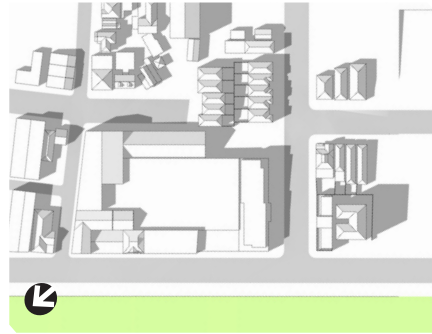
Design Evolution

Solar Analysis

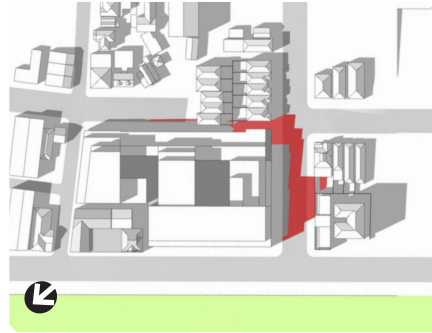
11am

- Overshadowing
- Reduction Overshadowing
- Additional Overshadowing

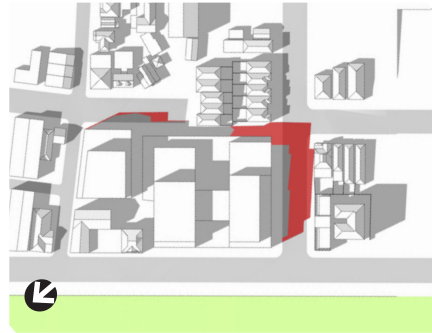
Existing Buildings



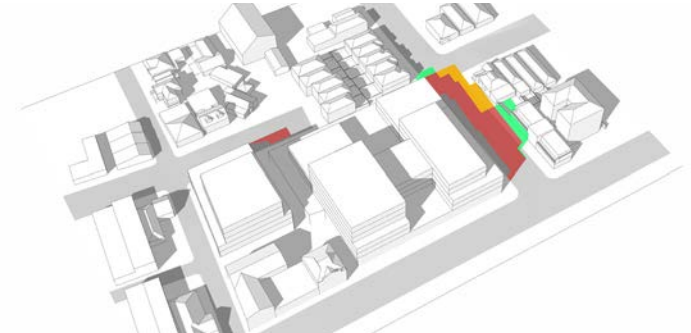
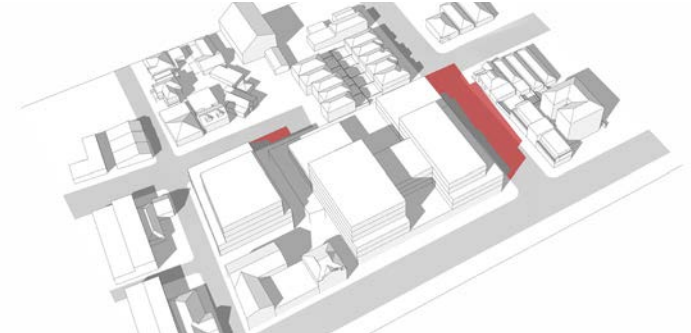
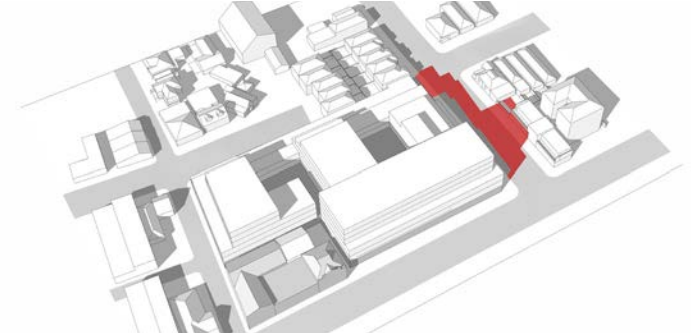
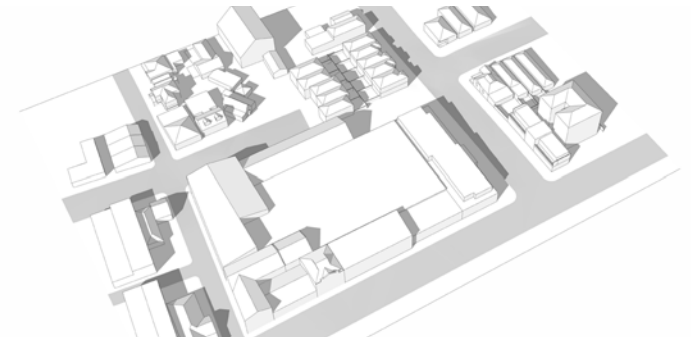
Lodged



Revised Concept



Overlay



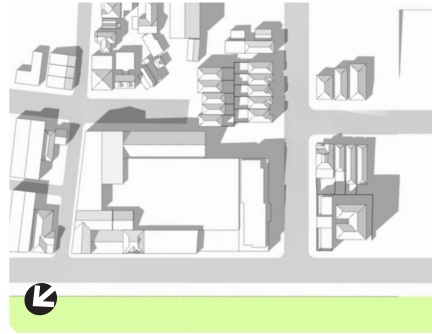
Design Evolution

Solar Analysis

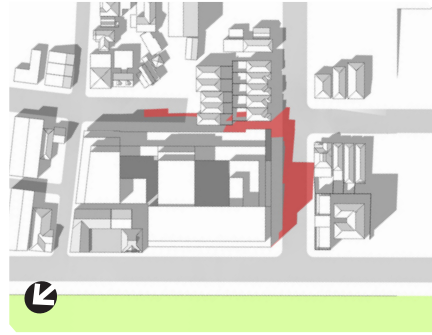
12pm

- Overshadowing
- Reduction Overshadowing
- Additional Overshadowing

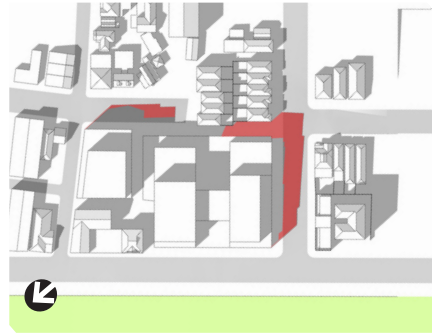
Existing Buildings



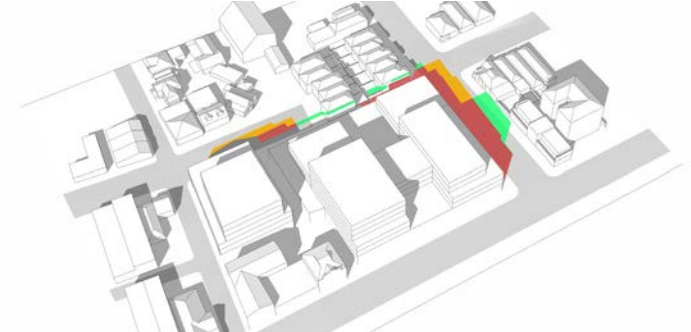
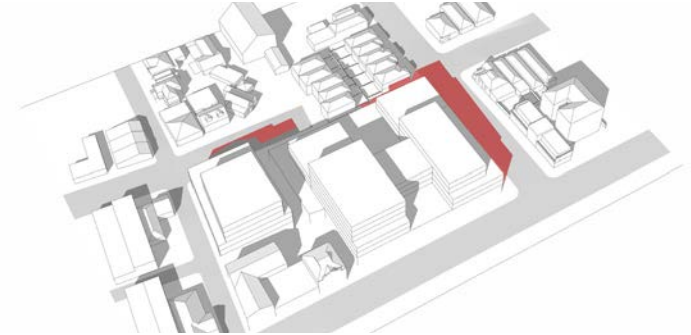
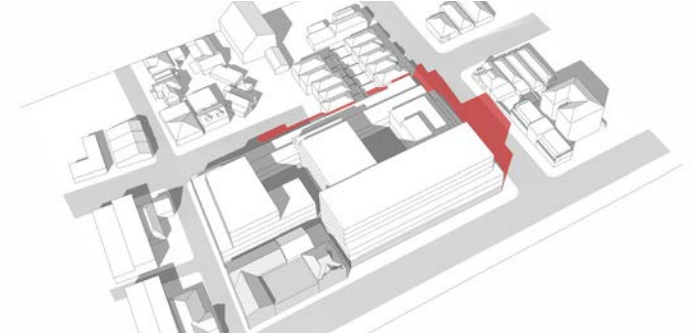
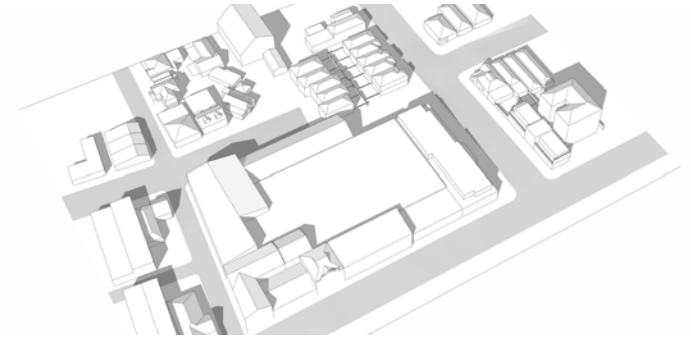
Lodged



Revised Concept



Overlay



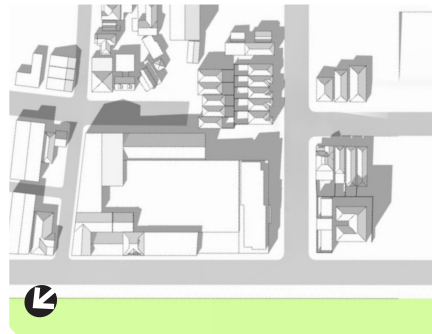
Design Evolution

Solar Analysis

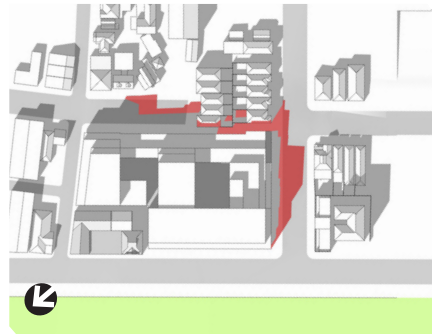
1pm

- Overshadowing
- Reduction Overshadowing
- Additional Overshadowing

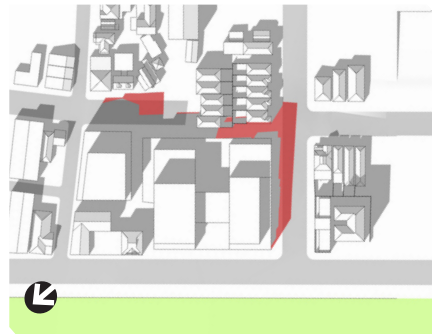
Existing Buildings



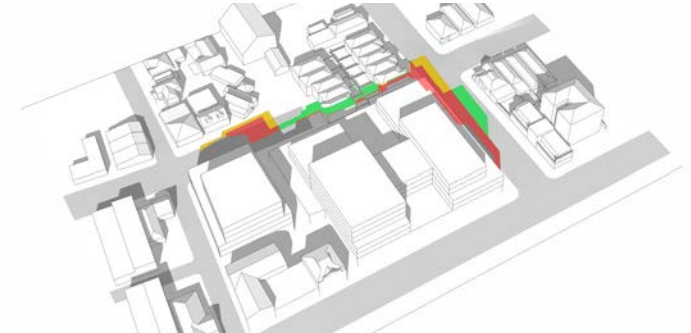
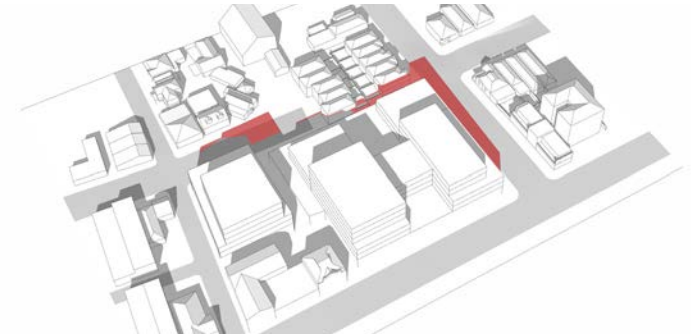
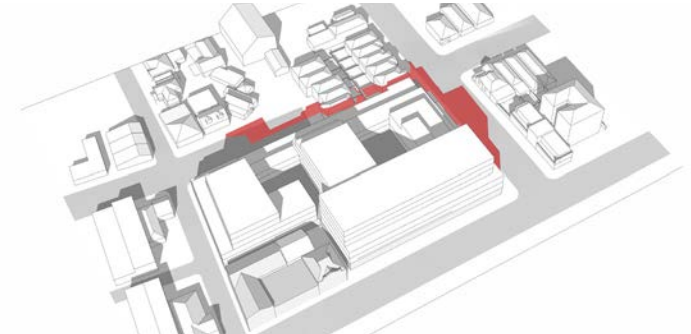
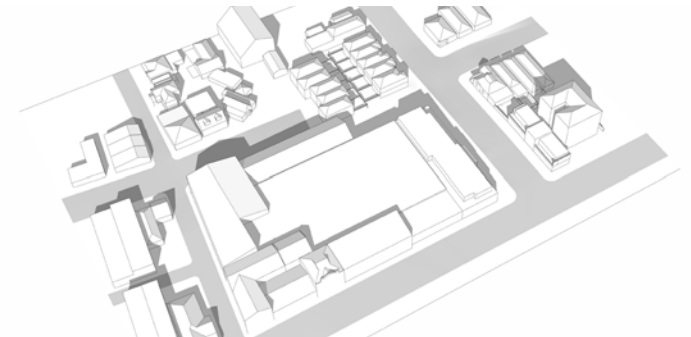
Lodged



Revised Concept



Overlay



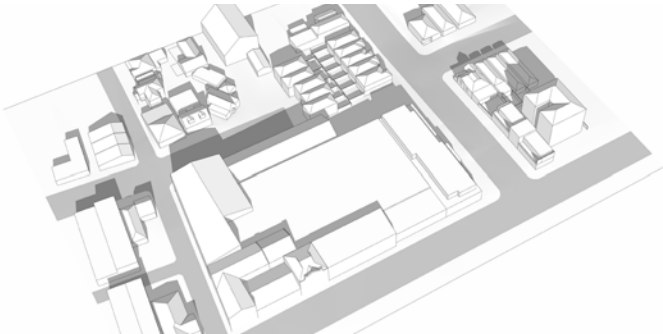
Design Evolution

Solar Analysis

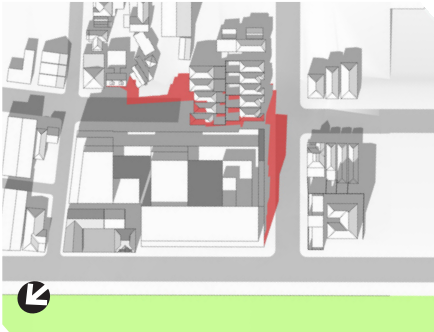
2pm

- Overshadowing
- Reduction Overshadowing
- Additional Overshadowing

Existing Buildings



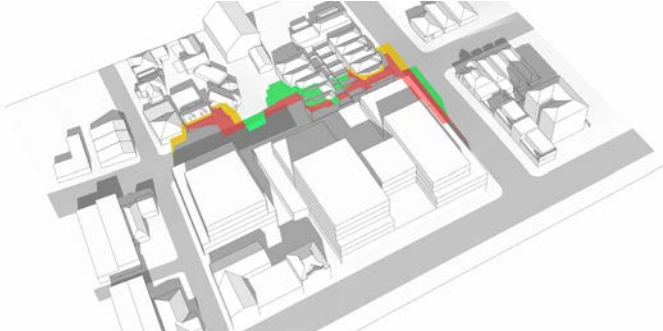
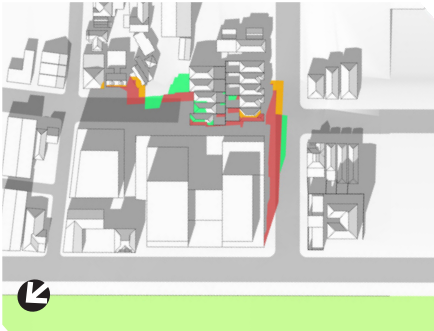
Lodged



Revised Concept



Overlay



Design Evolution

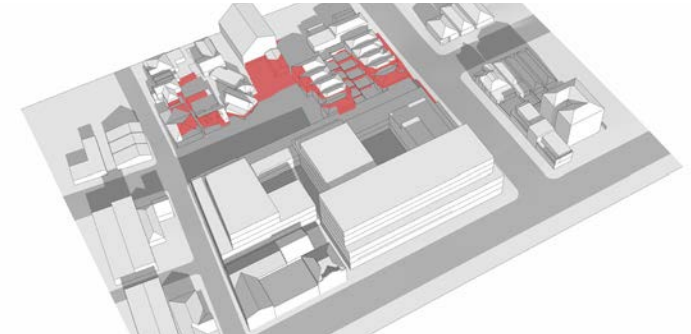
Solar Analysis

3pm

Existing Buildings



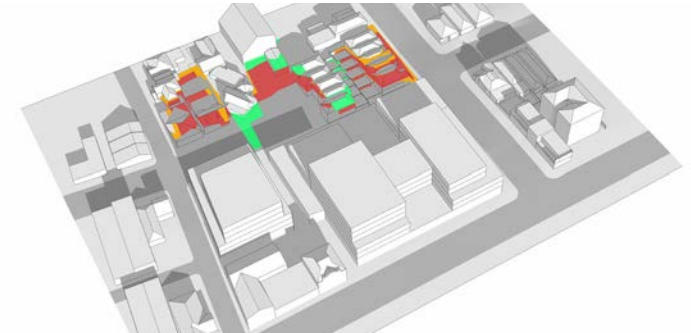
Lodged



Revised Concept



Overlay

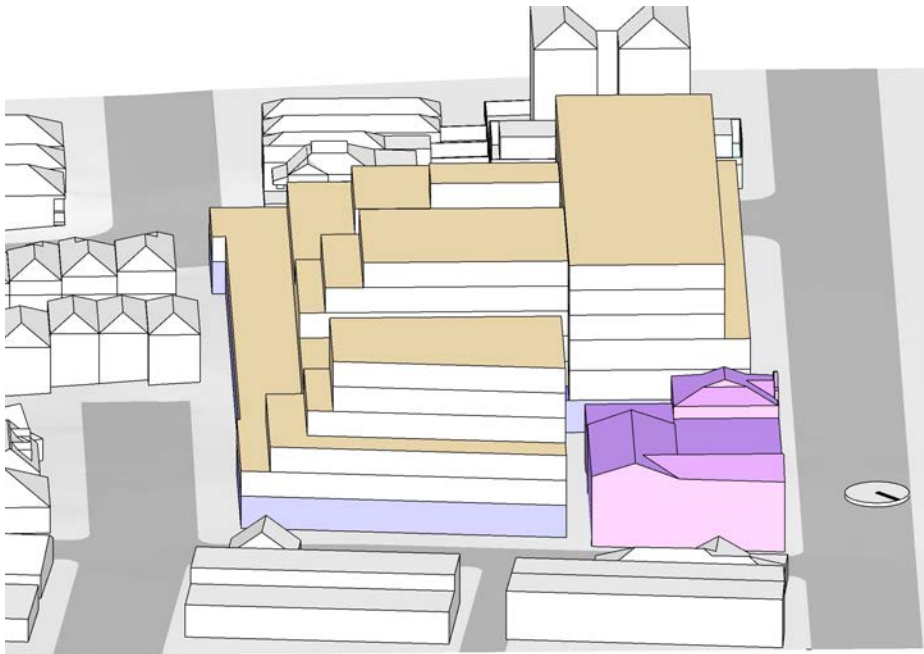


- Overshadowing
- Reduction Overshadowing
- Additional Overshadowing

Design Evolution

Sun Eye Diagram

21 June: 9:00 am



Lodged Proposal



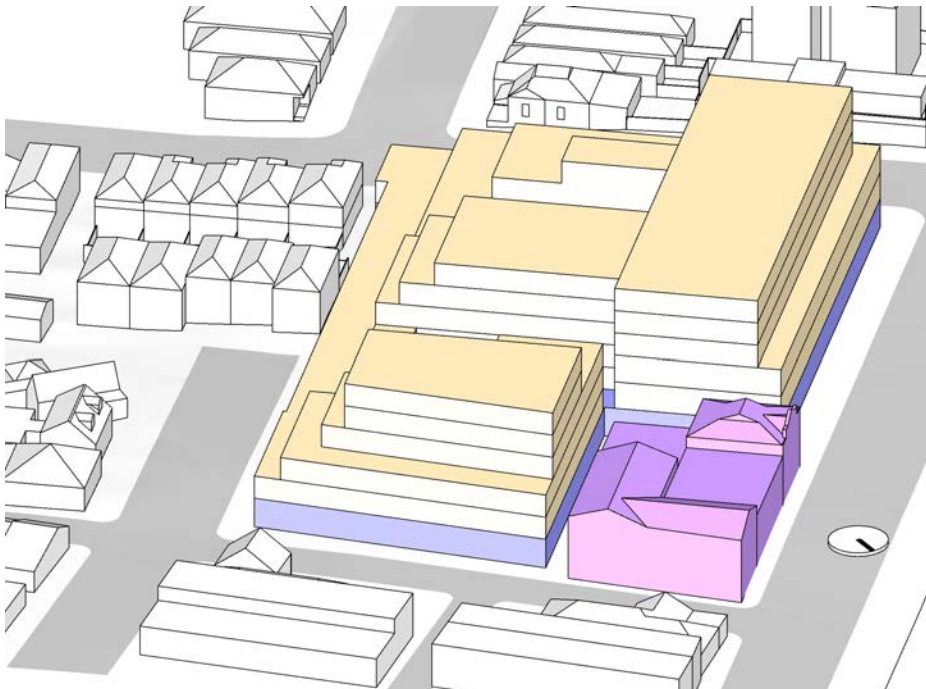
Revised Proposal

Note: Diagram produced with Sketchup Pro, with True North setting

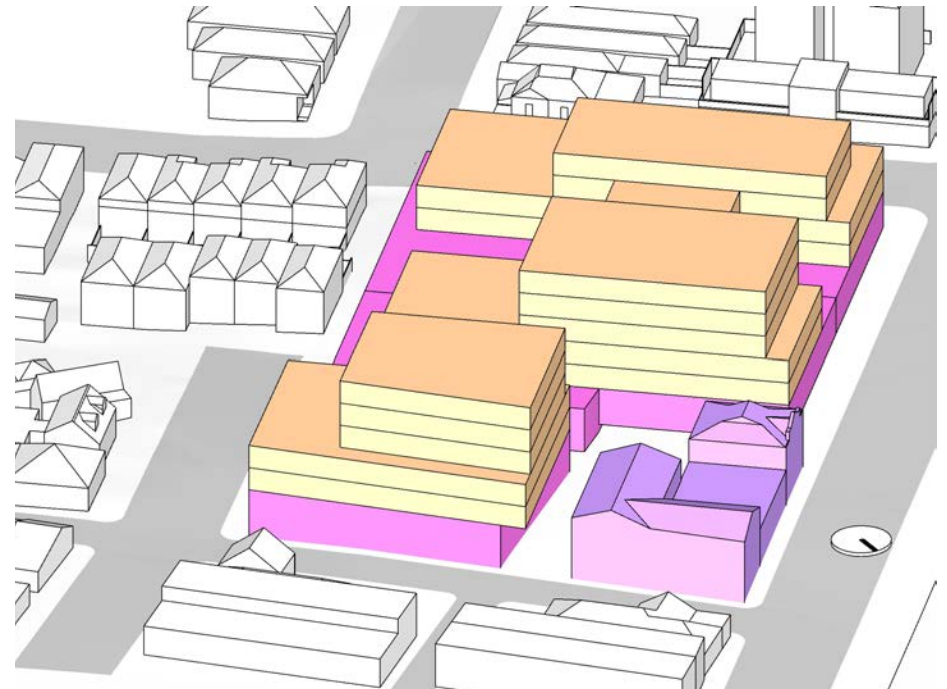
Design Evolution

Sun Eye Diagram

21 June: 10:00 am



Lodged Proposal



Revised Proposal

Note: Diagram produced with Sketchup Pro, with True North setting

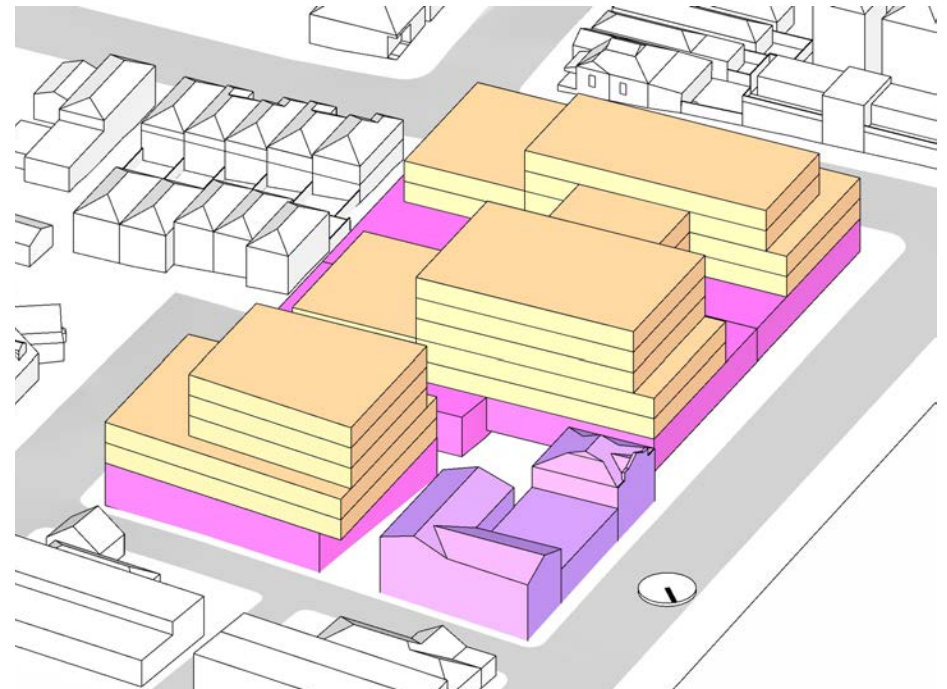
Design Evolution

Sun Eye Diagram

21 June: 11:00 am



Lodged Proposal



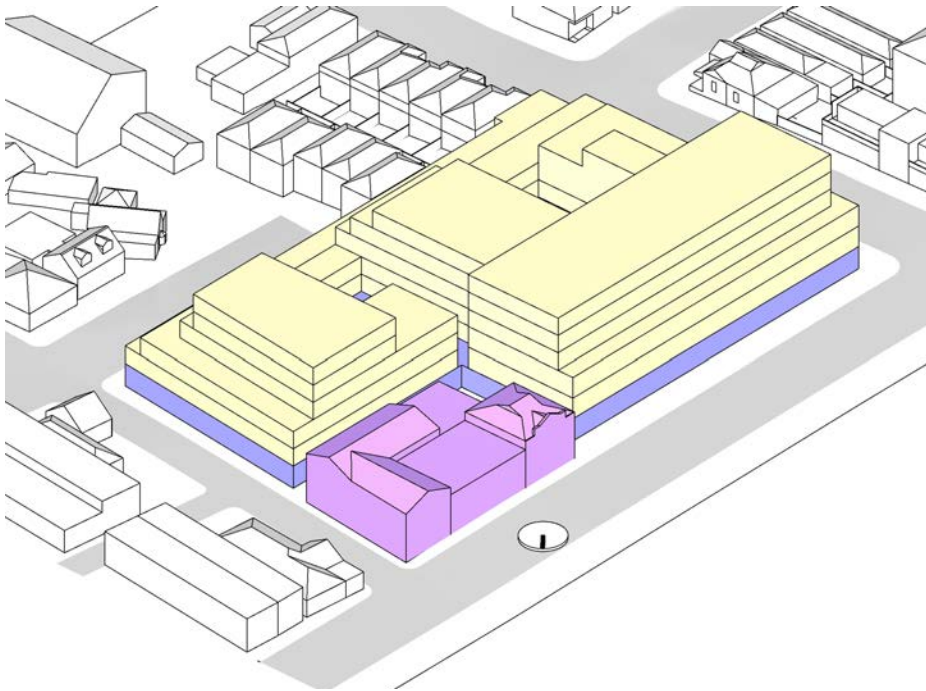
Revised Proposal

Note: Diagram produced with Sketchup Pro, with True North setting

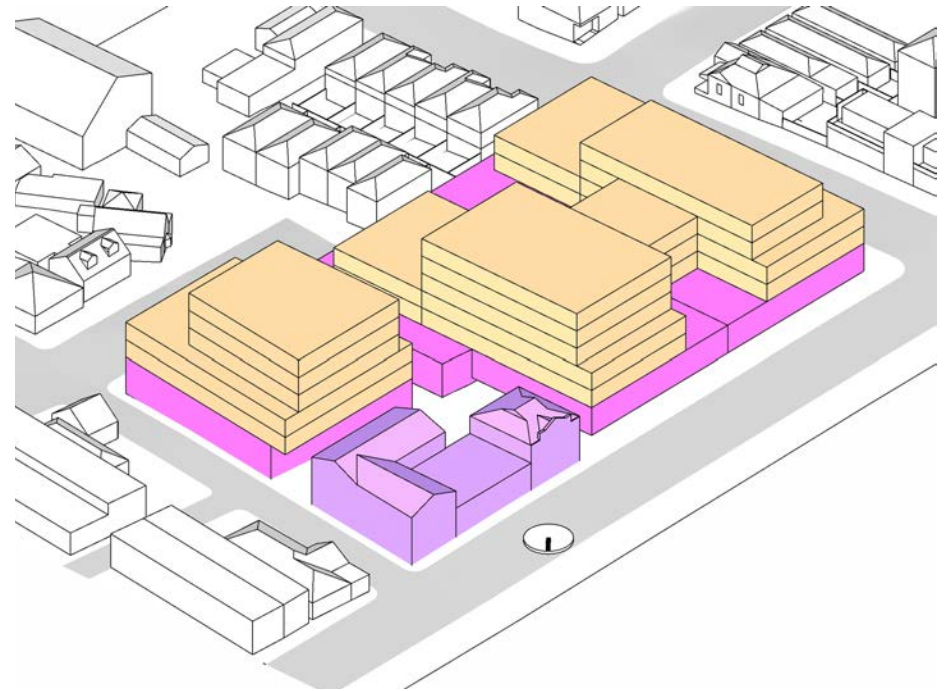
Design Evolution

Sun Eye Diagram

21 June: 12:00 pm



Lodged Proposal



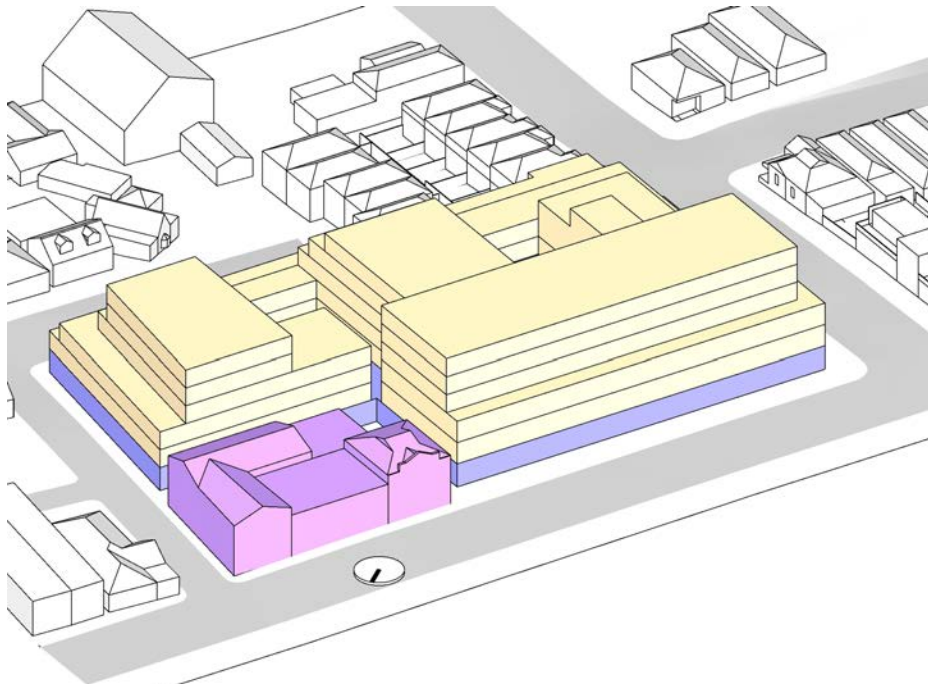
Revised Proposal

Note: Diagram produced with Sketchup Pro, with True North setting

Design Evolution

Sun Eye Diagram

21 June: 01:00 pm



Lodged Proposal



Revised Proposal

Note: Diagram produced with Sketchup Pro, with True North setting

Design Evolution

Sun Eye Diagram

21 June: 02:00 pm



Lodged Proposal



Revised Proposal

Note: Diagram produced with Sketchup Pro, with True North setting

Design Evolution

Sun Eye Diagram

21 June: 03:00 pm



Lodged Proposal



Revised Proposal

Note: Diagram produced with Sketchup Pro, with True North setting