Art Haus
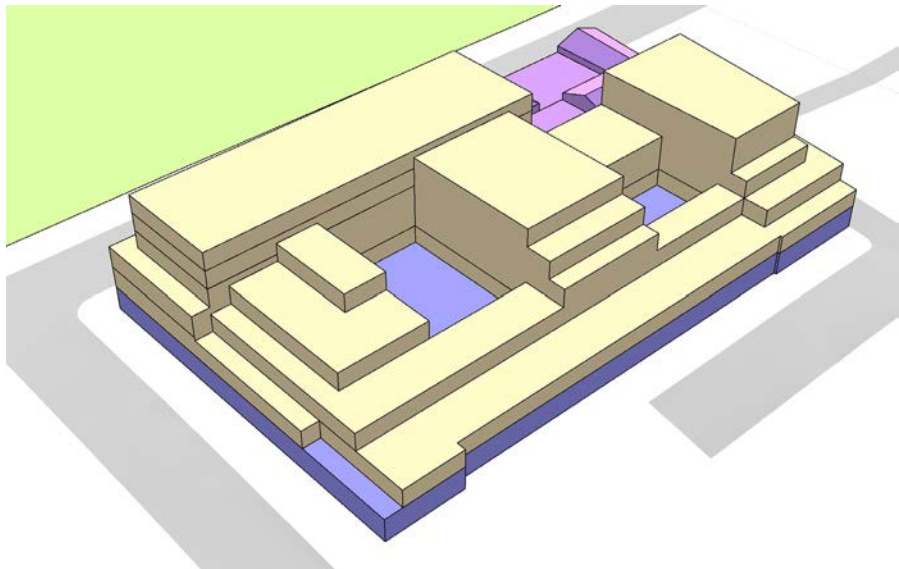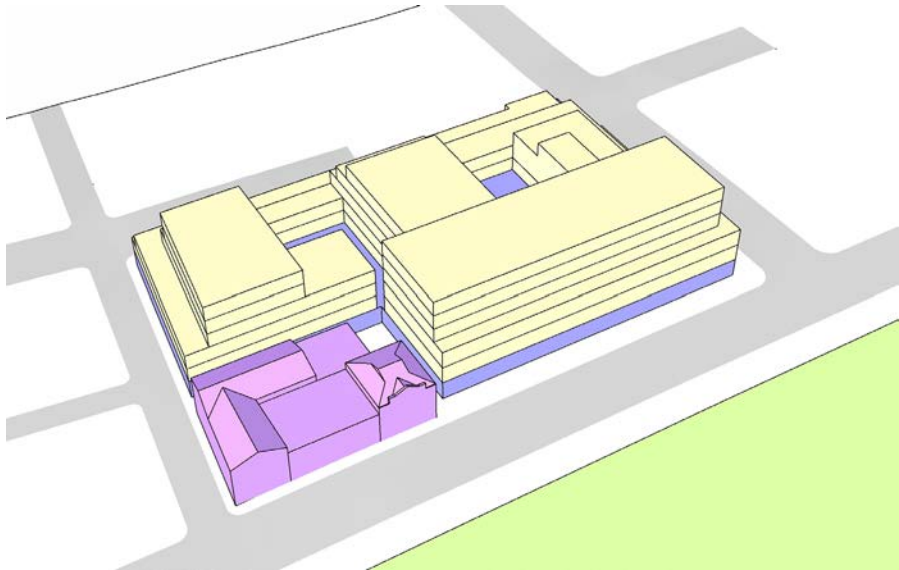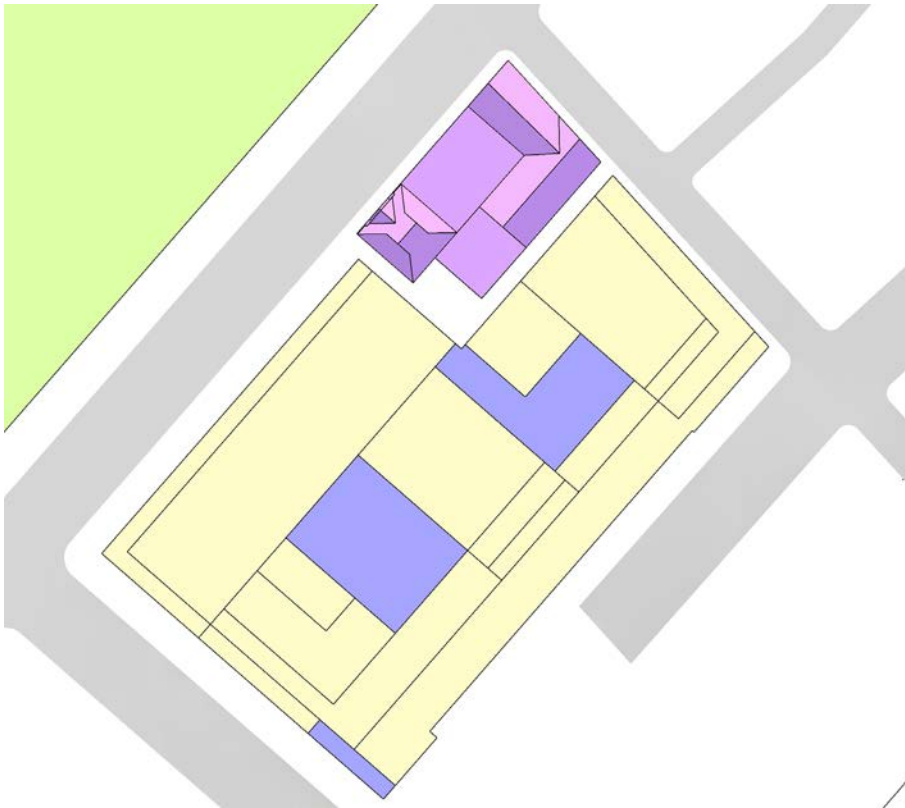
**469-483 BALMAIN ROAD,
LILYFIELD**

Addendum to Exhibited Urban Design Report - May 2019

28th October 2020
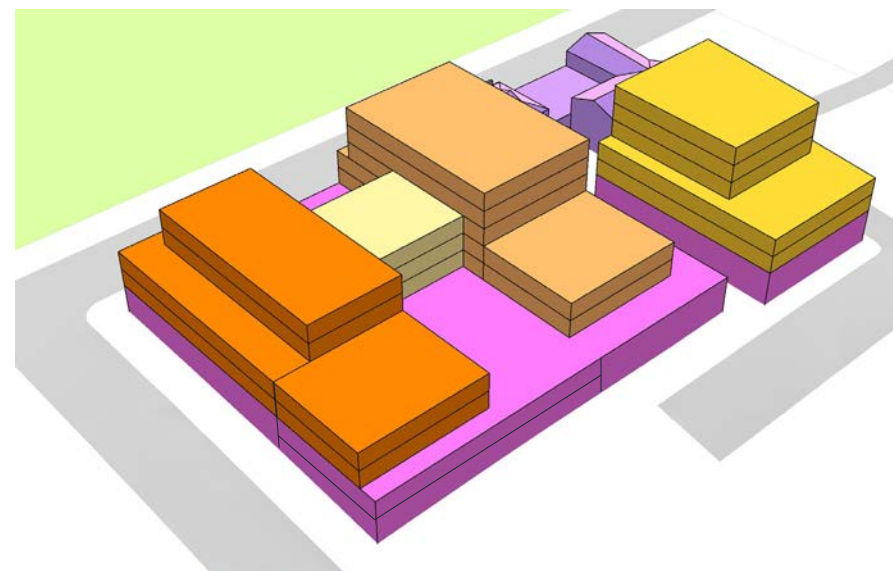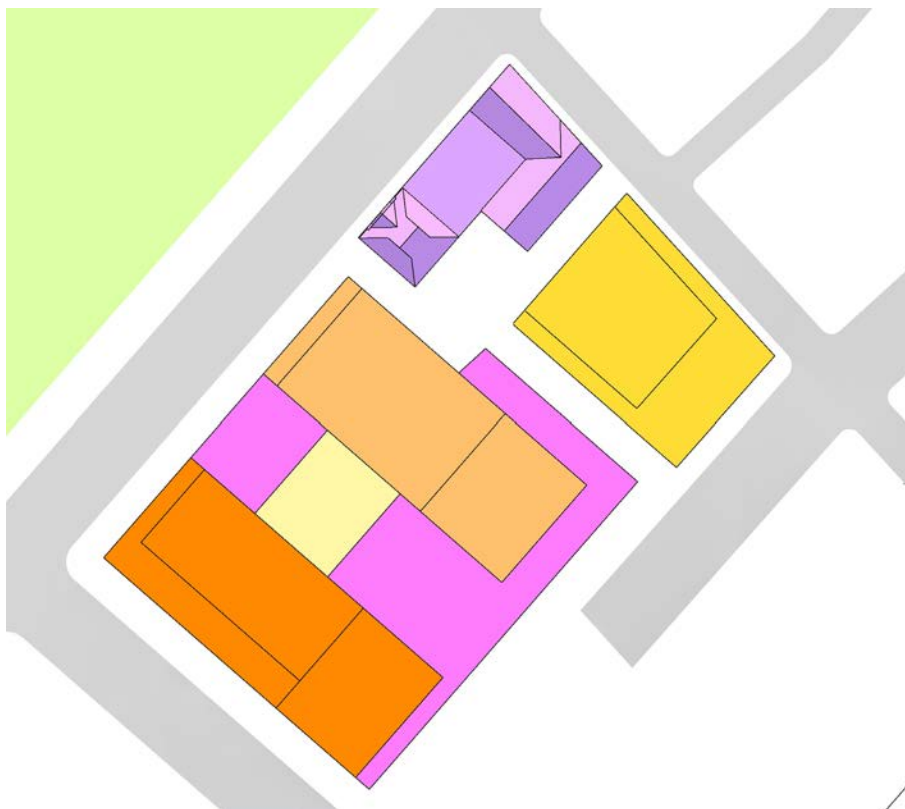
Design Evolution

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
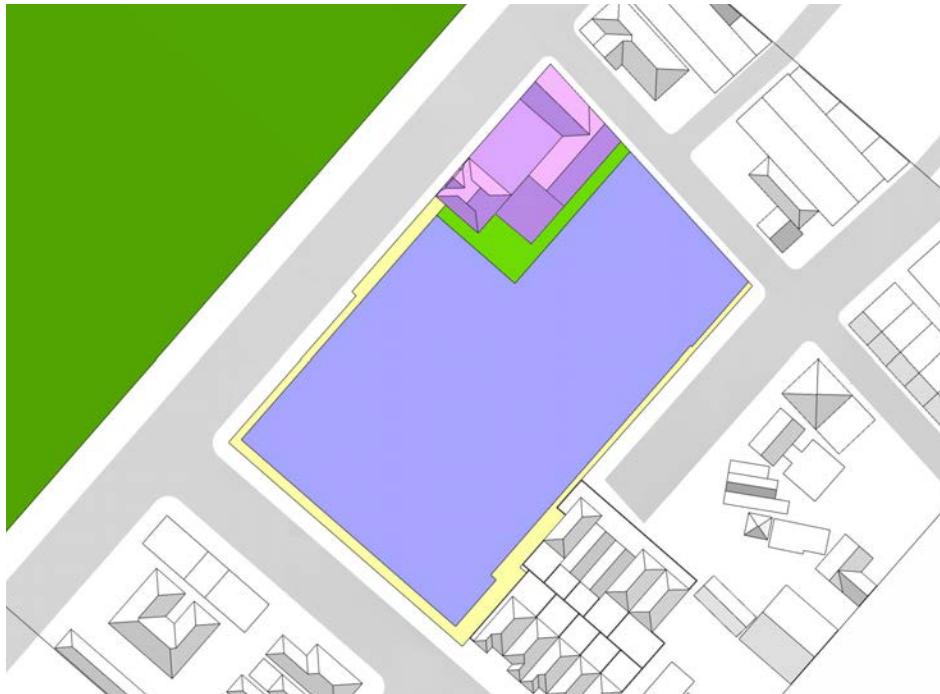
	Widened Footpath	225 sqm
	Internal Plaza	229 sqm

7%

Revised Proposal
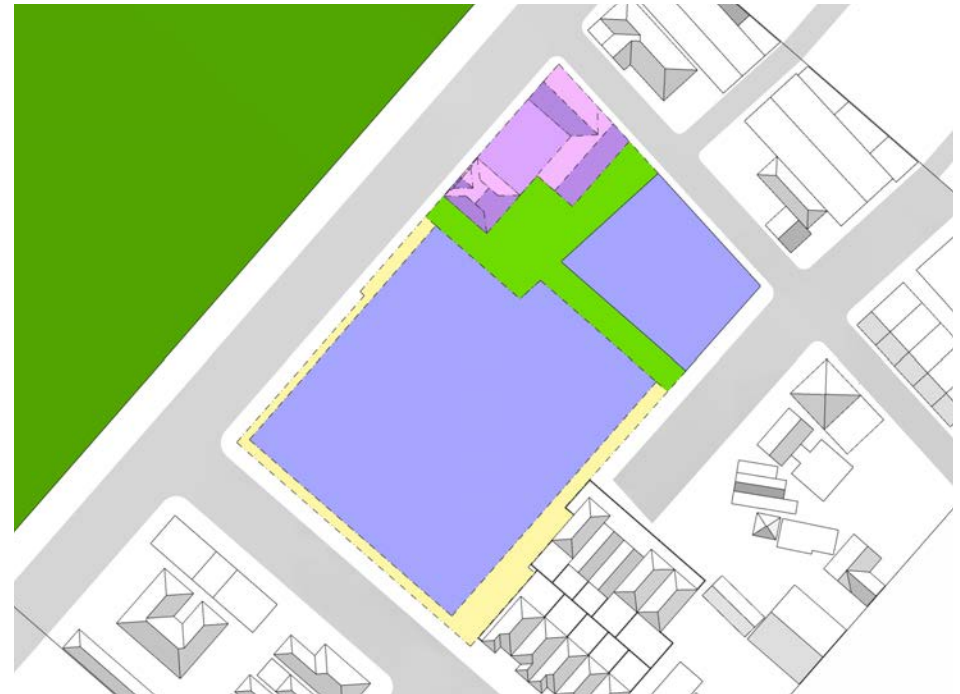
	Widened Footpath	633 sqm
	Internal Plaza	792 sqm

20%

Design Evolution
Public Domain Comparison

Lodged Proposal
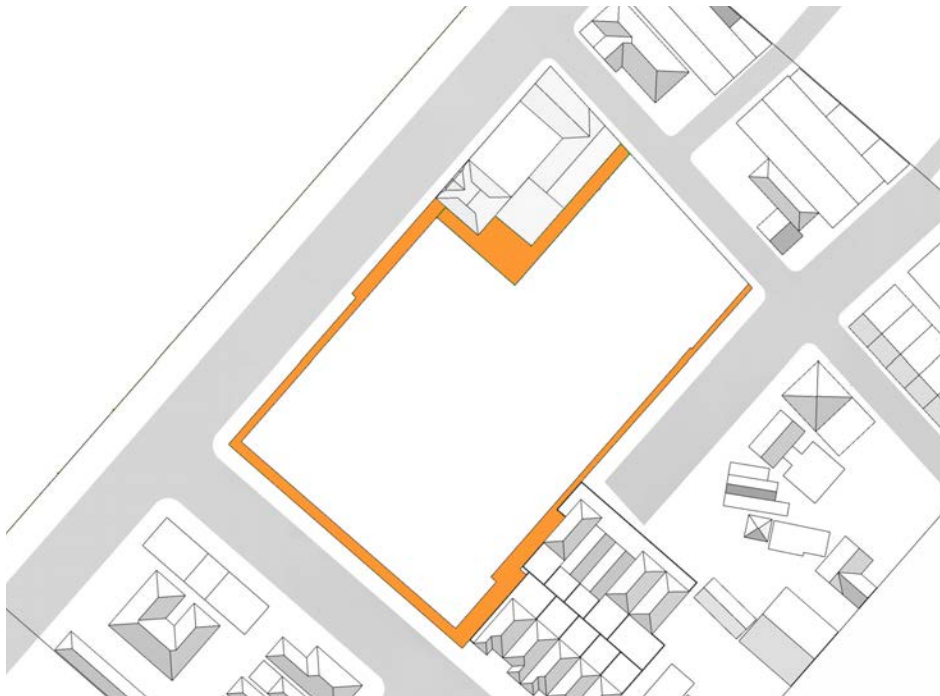
	Paved Public Domain	524 sqm

Revised Proposal

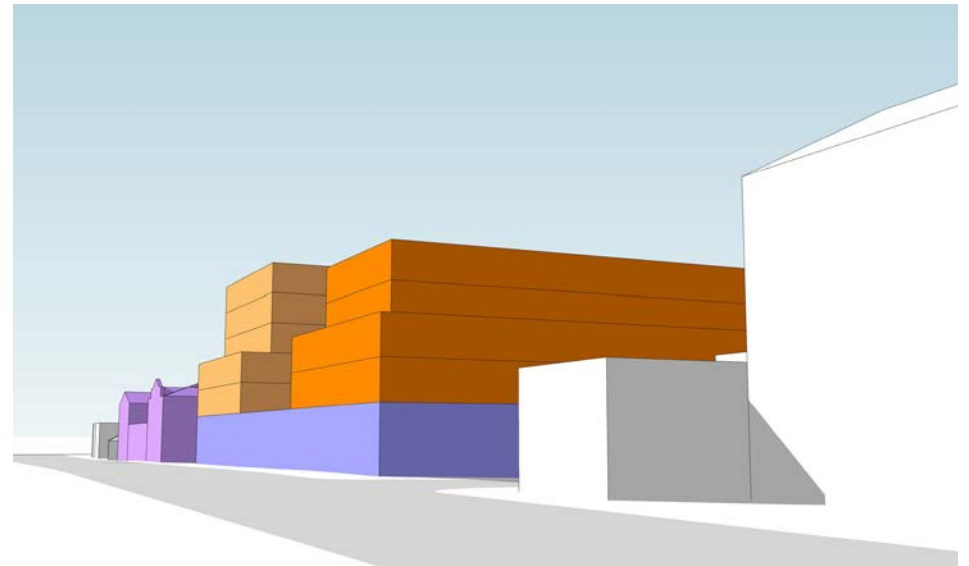|	Paved Public Domain	1114 sqm
	Deep Soil Public Domain	311 sqm

Design Evolution
Place Design – Balmain Rd Interface
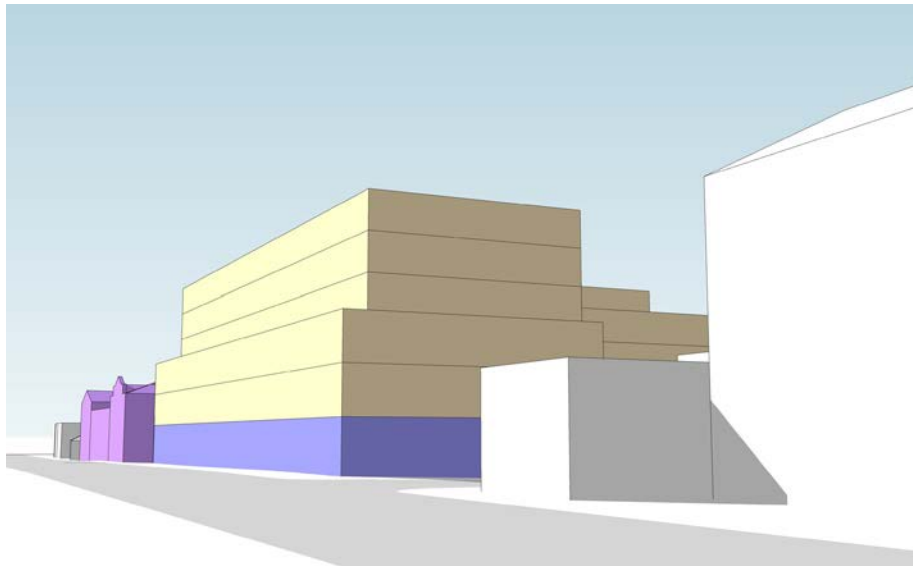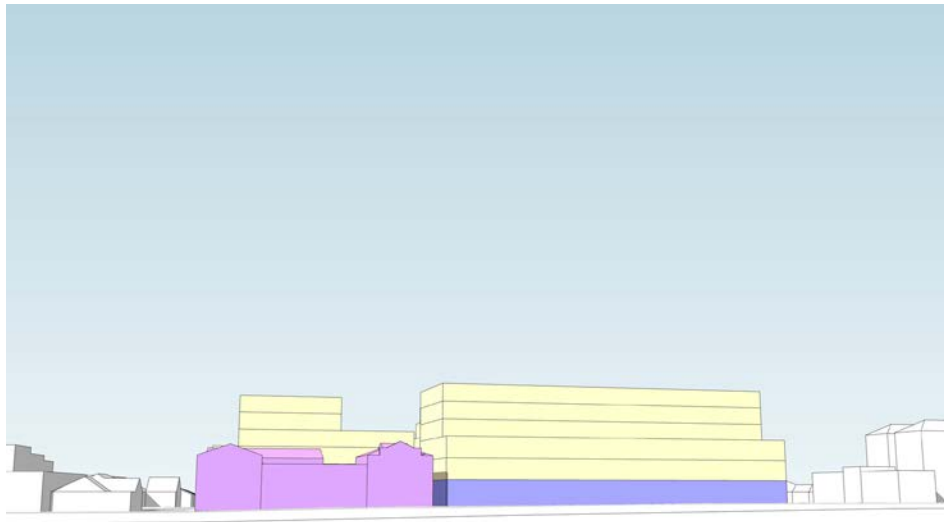
Lodged Proposal

Revised Proposal

Design Evolution
Place Design – Balmain Rd Interface

Lodged Proposal

Revised Proposal

Indicative Landscape Concept

Key Landscape Metrics

- Widened footpath: 633m^2 (including Balmain Road and Fred Street).
- Pedestrian link between Alberto St and Fred St ranging from 3.00–7.35 m wide, totalling 346m^2.
- Total Pedestrian Benefit: 1425m^2.

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
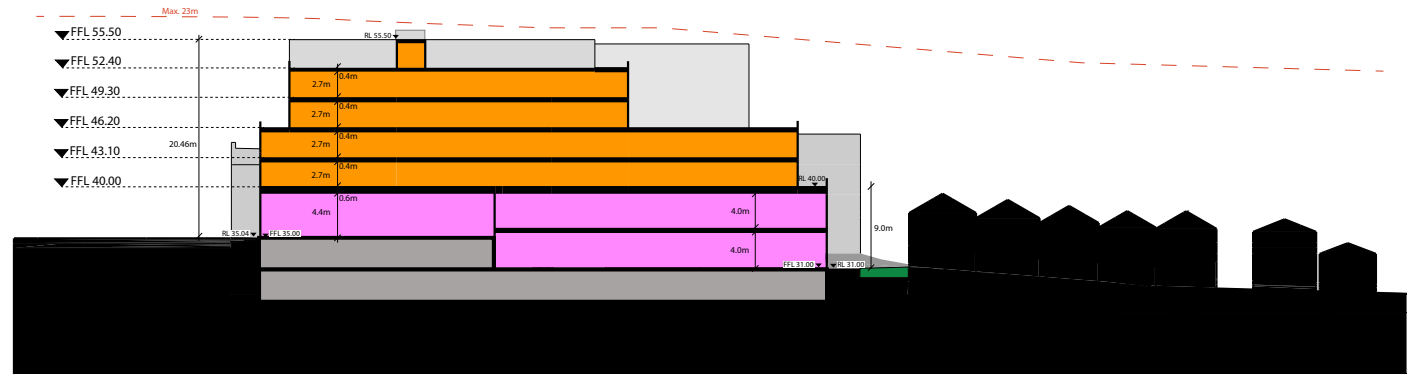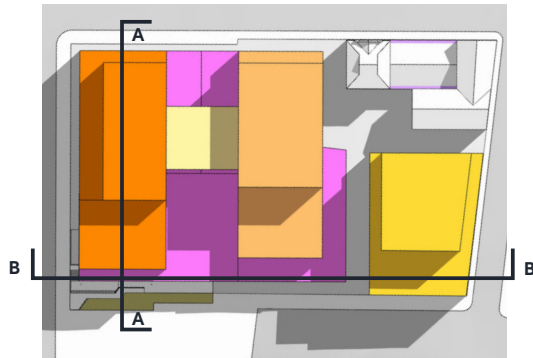
NTS

Height Map

Legend

Retained character building elements

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

BALMAIN ROAD

3 storeys

1 storey

3 storeys

2 storeys

1 storey

2 storeys

5 storeys

4 storeys

6 storeys

3 storeys

3 storeys

6 storeys

1 storey

3 storeys

SCALE 1:500   0m   10m   20m

NTS

Sections

Section AA

Max. 23m

FFL 55.50
FFL 52.40
FFL 49.30
FFL 46.20
FFL 43.10
FFL 40.00

RL 55.50

2.7m / 0.4m
2.7m / 0.4m
2.7m / 0.4m
2.7m / 0.4m
4.4m / 0.6m
4.0m
4.0m

20.46m

RL 35.04 / FFL 35.00
RL 40.00
FFL 31.00 / RL 31.00
9.0m

Section BB

Max. 23m

RL 55.50
RL 57.00
RL 55.50
RL 57.00
RL 55.50
RL 52.40
RL 49.30

FFL 46.20
FFL 43.10
FFL 40.00
FFL 35.40

2.7m / 0.4m
2.7m / 0.4m

RL 40.00
4.0m / 0.6m
0.6m
6.4m
0.6m
6.4m
7.24m
12.70m

RL 32.76
4.0m / 0.4m
FFL 31.00
FFL 33.00
RL 33.36
RL 33.50

SCALE 1:500   0m   10m   20m

Legend

🟪	**Light Industrial**
🟧	**Residential**
⬜	**Basement**

Sections
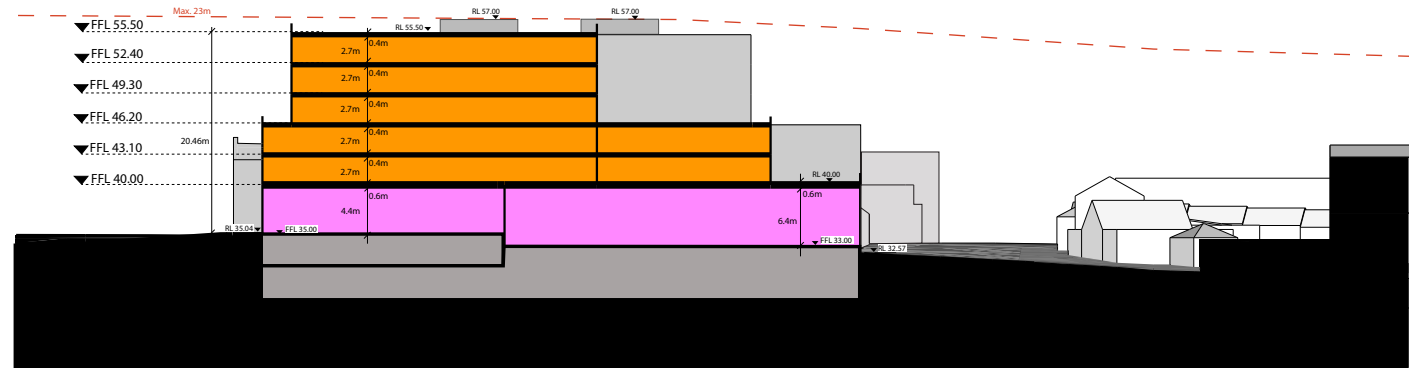
Section CC

SCALE 1:500   0m   10m   20m

Legend

 Light Industrial

 Residential

 Basement

View 1 – Broughton House

View 2 – Callan Park House
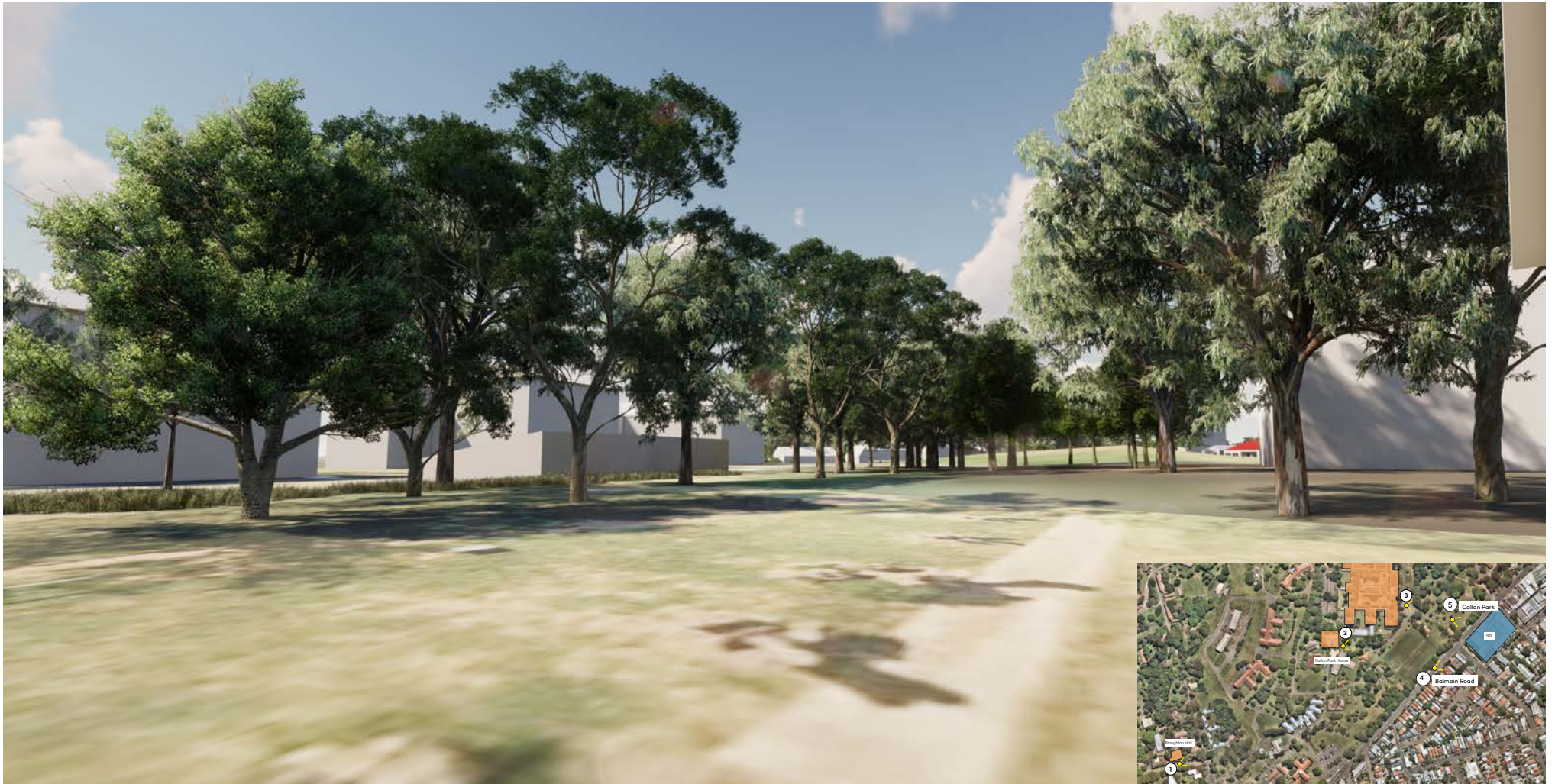
The Site
Heritage Itmes
Viewline to Site

View 3 – Kirkbride Complex

The Site
Heritage Itmes
Viewline to Site

View 4 – Balmain Road

View 5 – Callan Park

The Site

Heritage Itmes

Viewline to Site

Indicative Floor Plan
The Ground Floor

The Proposal provides for 6,000m^2 of employment floor space, inclusive of 1,200m^2 for creative employment/artist space. Approximately 880 sqm of this employment floor space is proposed to be accomodated in a Mezzanine/Lower Gorund 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)**
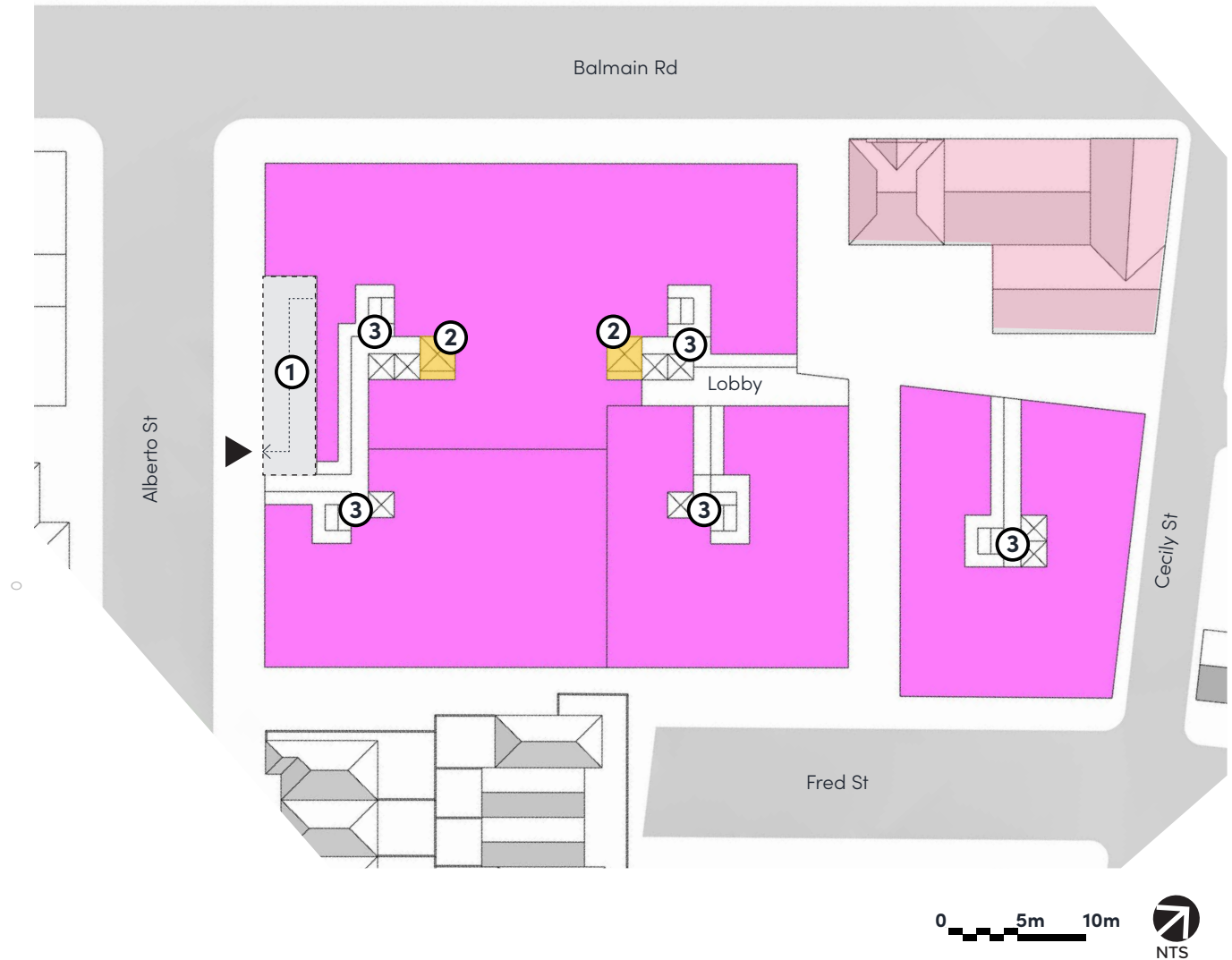
Indicative Floor Plan
Typical Upper Floor

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

Employment Mezzanine/
Lower Ground Floor

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

NTS
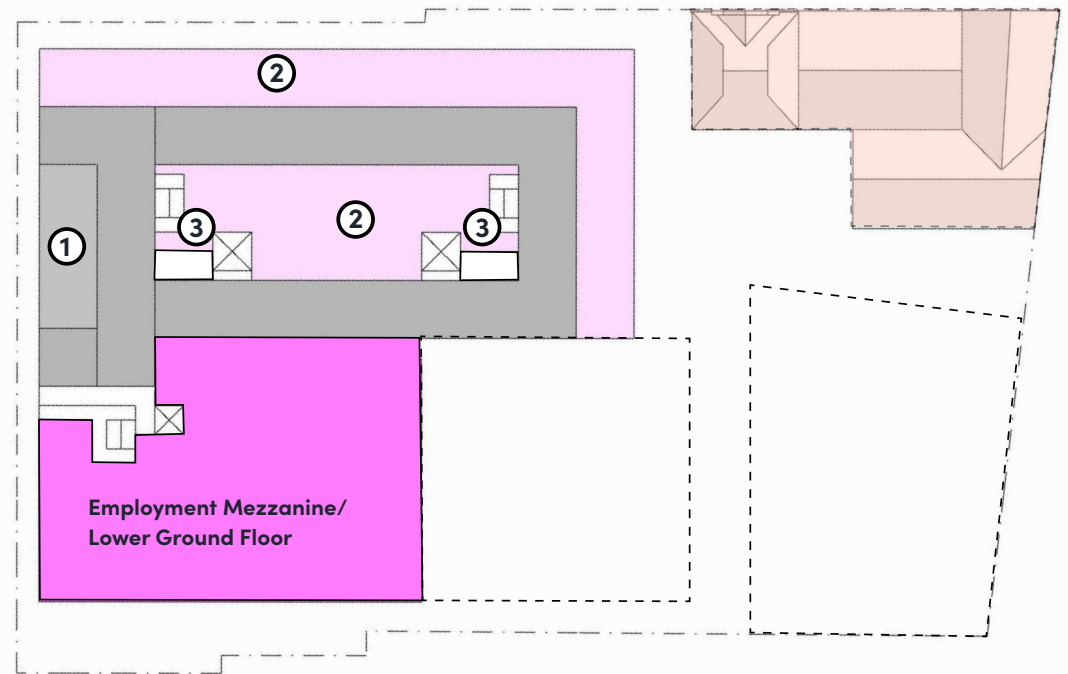
Indicative Floor Plan
Carparking Basement Level 2 – Residential

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
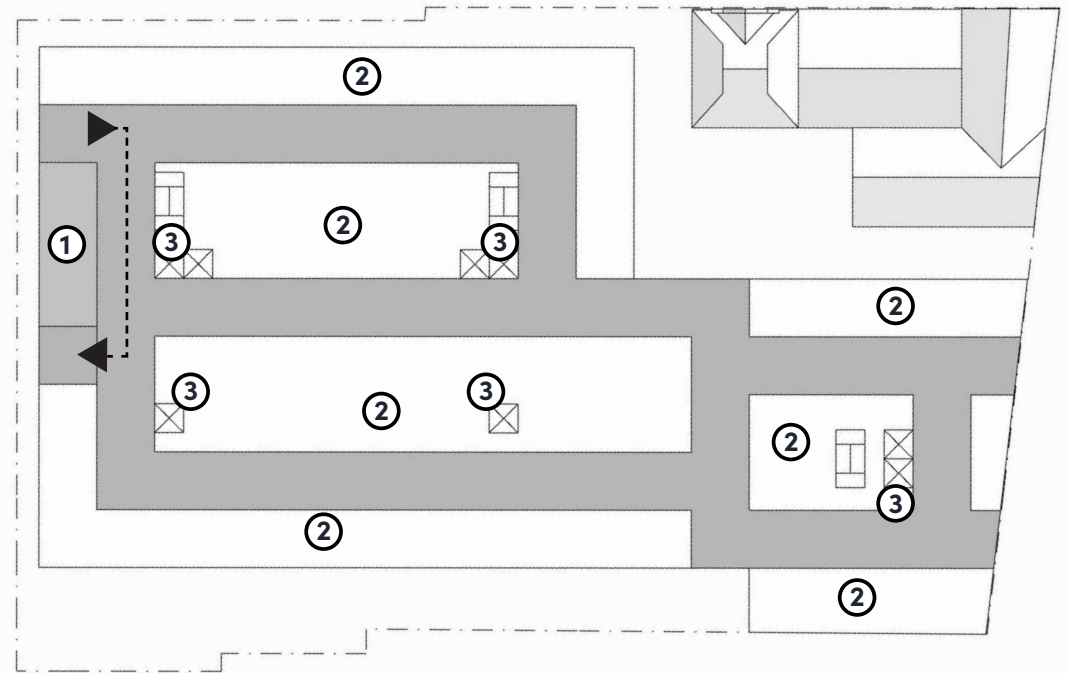
Design Evolution

Solar Analysis

9am

Existing Buildings
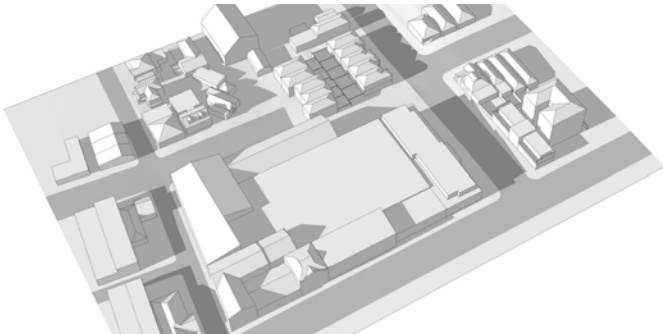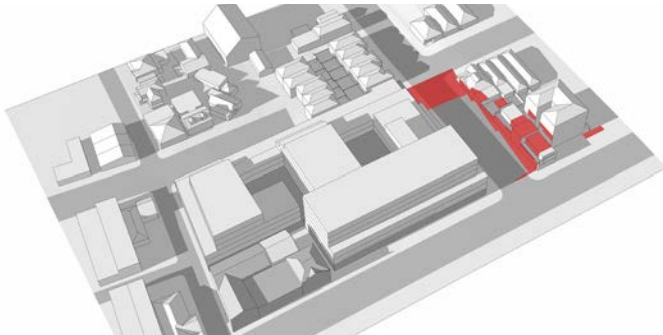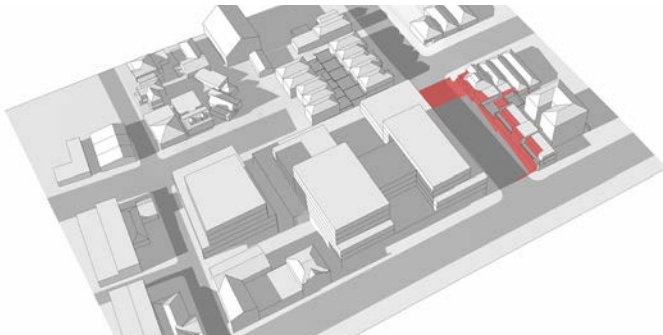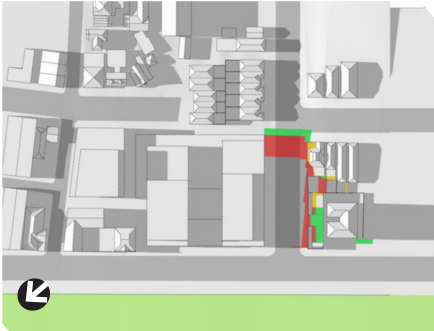
Lodged
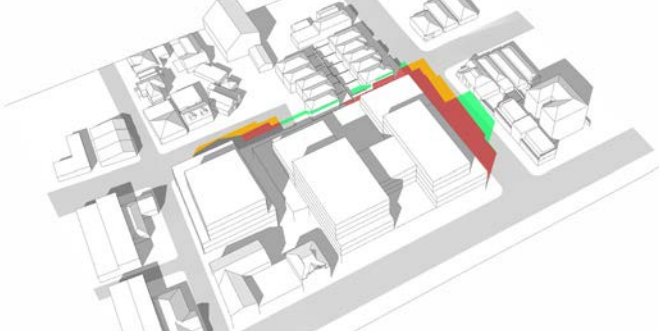
Revised Concept

Overlay

Overshadowing

Reduction Overshadowing

Additional Overshadowing

Design Evolution

Solar Analysis

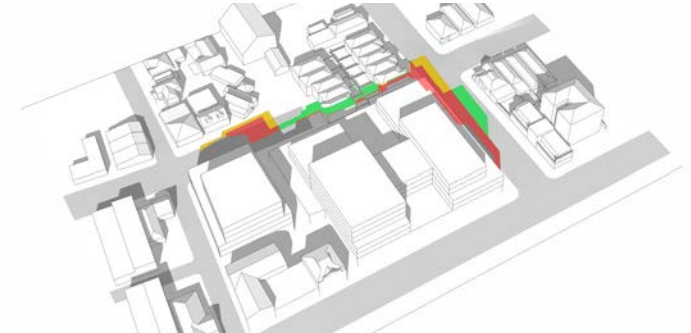### 10am

Existing Buildings

Lodged

Revised Concept

Overlay

Overshadowing

Reduction Overshadowing
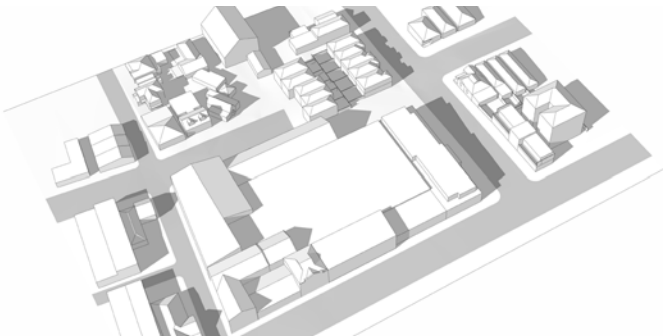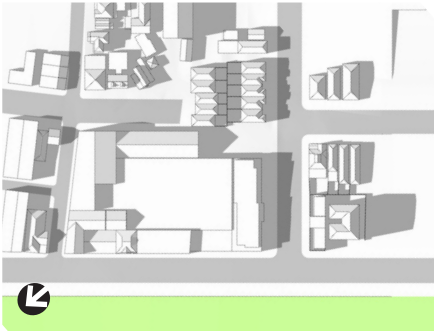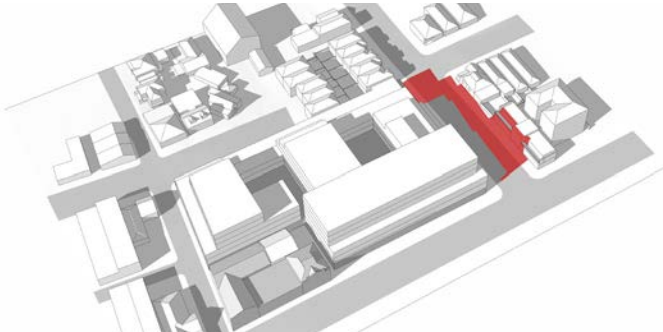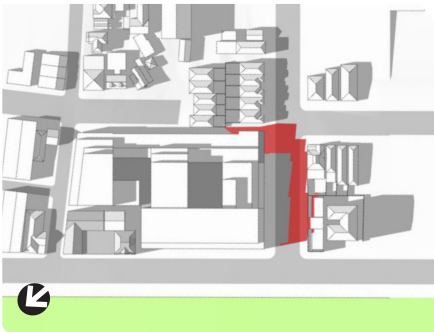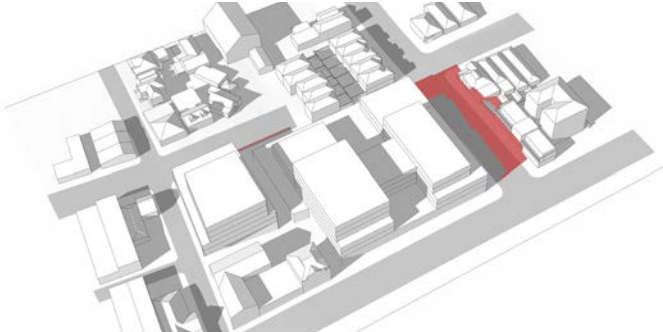
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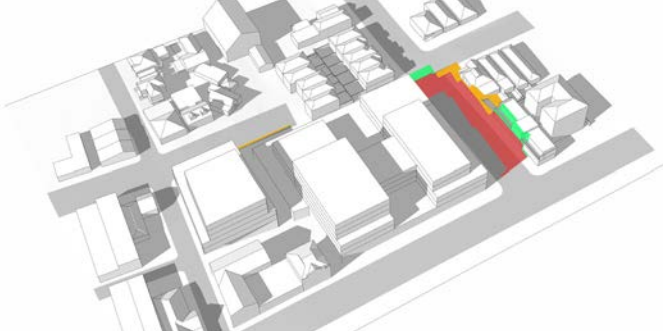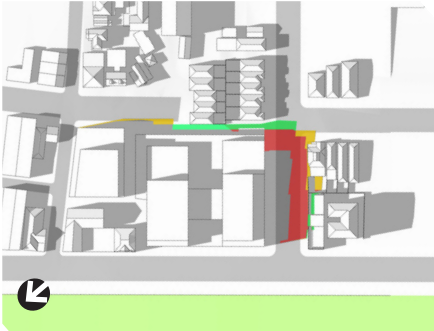
Design Evolution

Solar Analysis

11am

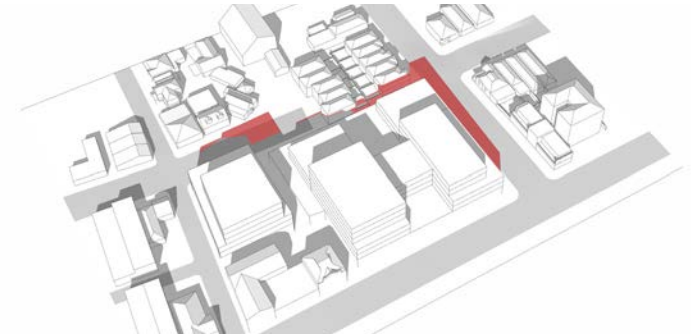Existing Buildings

Lodged

Revised Concept

Overlay

■ Overshadowing

■ Reduction Overshadowing
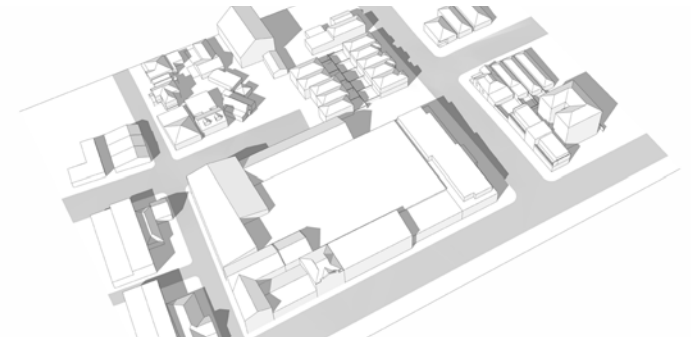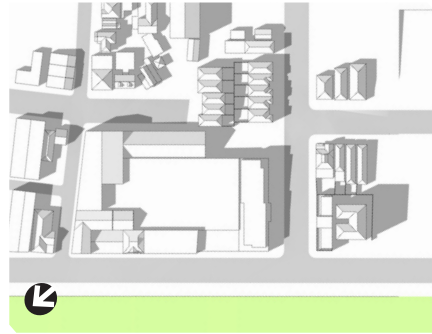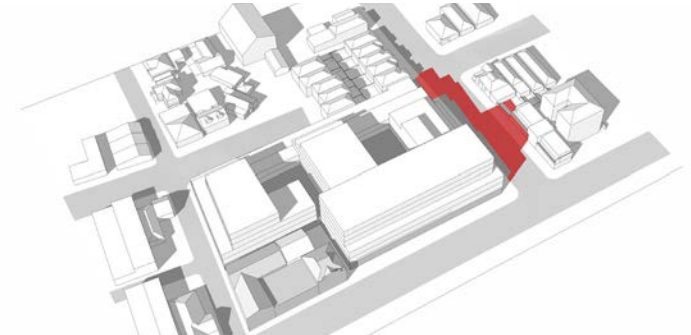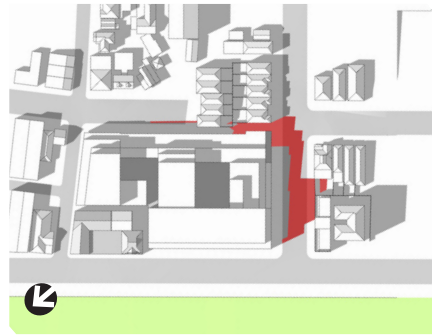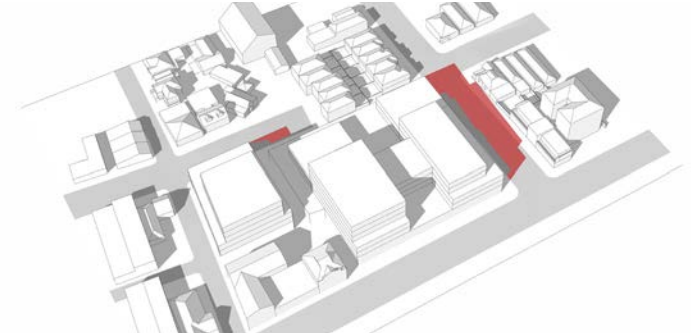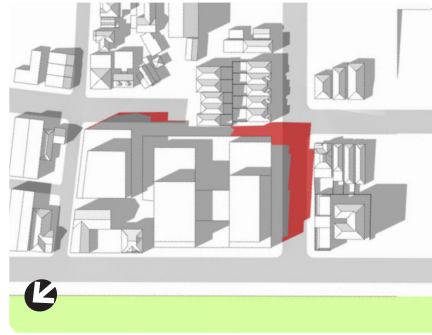
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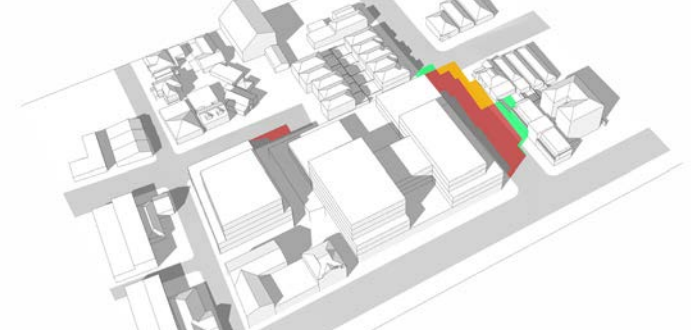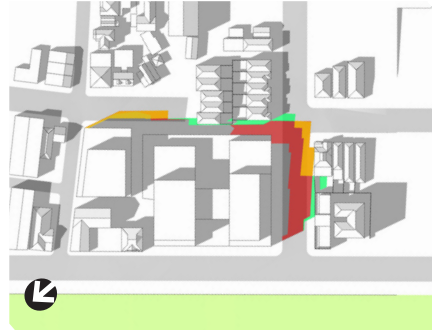
Design Evolution

Solar Analysis

12pm

Existing Buildings

Lodged

Revised Concept

Overlay

■ Overshadowing

■ Reduction Overshadowing
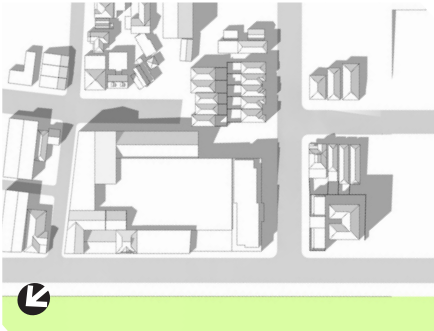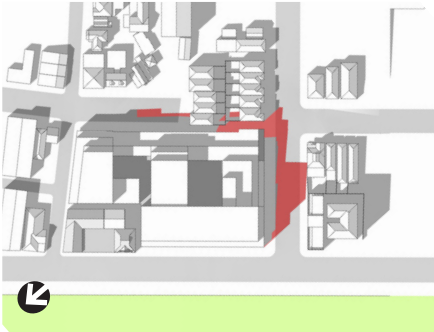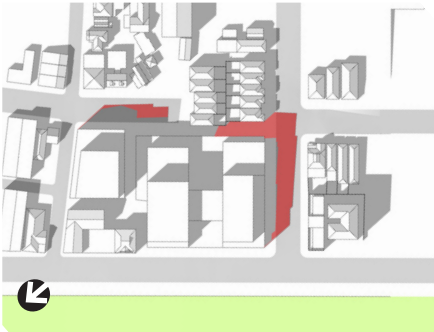
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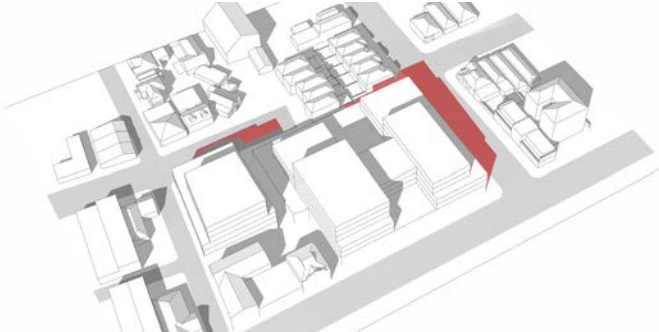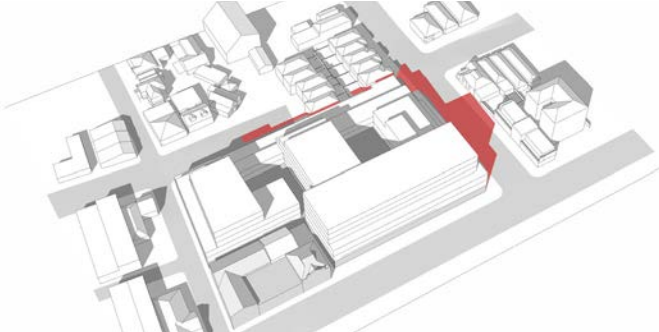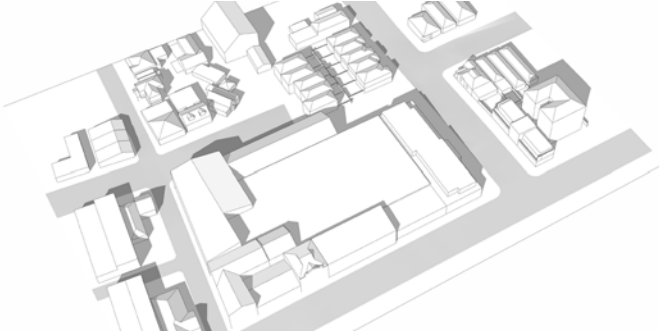
Design Evolution

Solar Analysis

1pm

Existing Buildings

Lodged

Revised Concept

Overlay

■ Overshadowing

■ Reduction Overshadowing
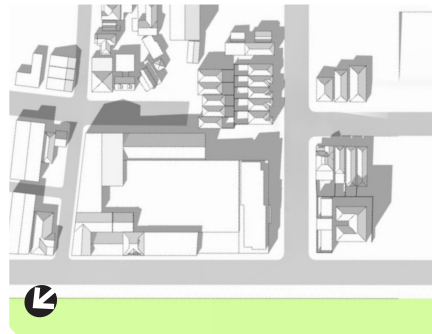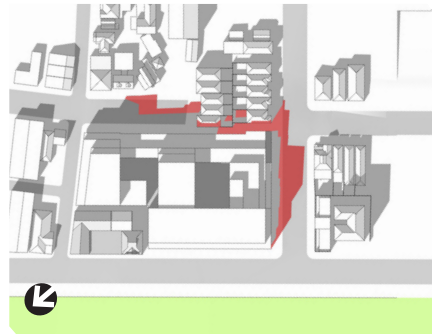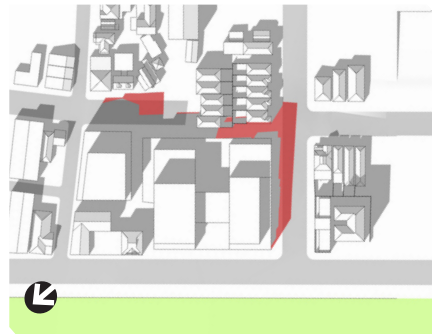
■ Additional Overshadowing
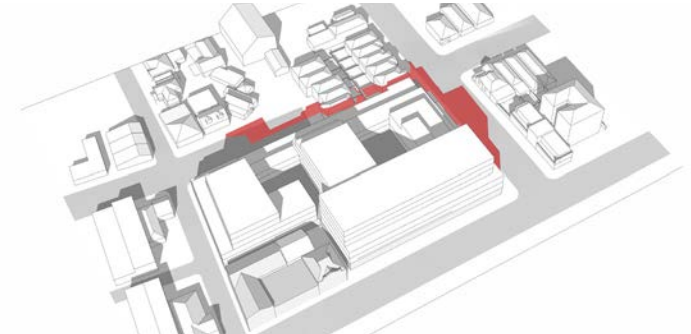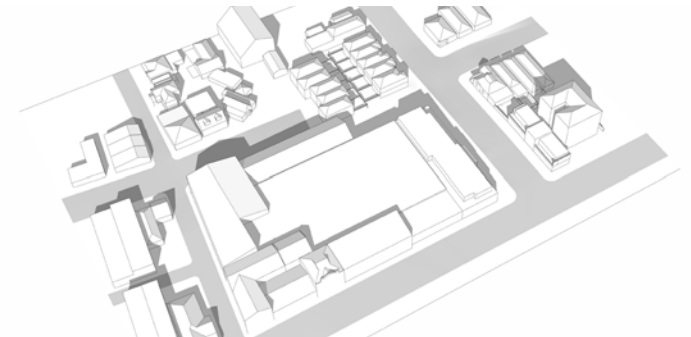
Design Evolution

Solar Analysis

2pm

Existing Buildings

Lodged

Revised Concept

Overlay

- Overshadowing
- Reduction Overshadowing
- Additional Overshadowing
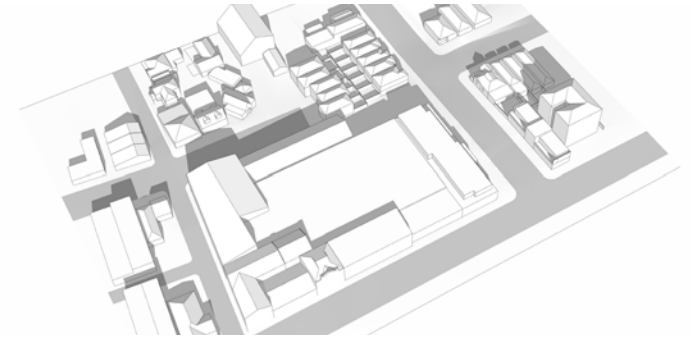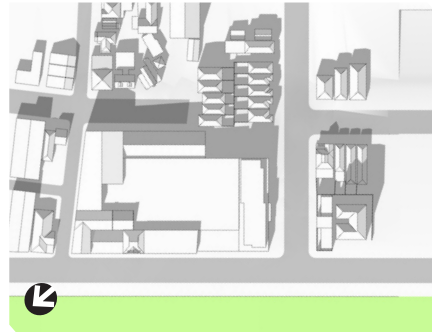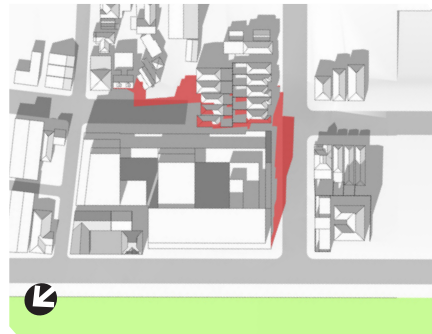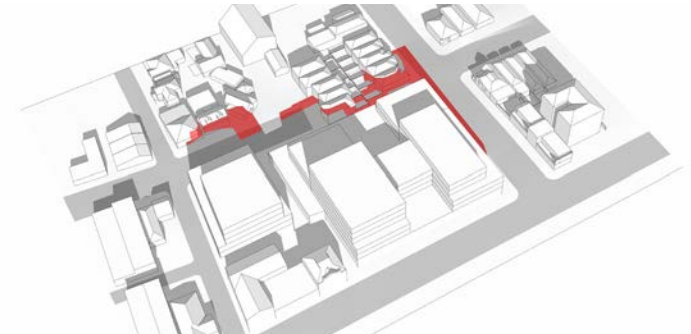
Design Evolution

Solar Analysis
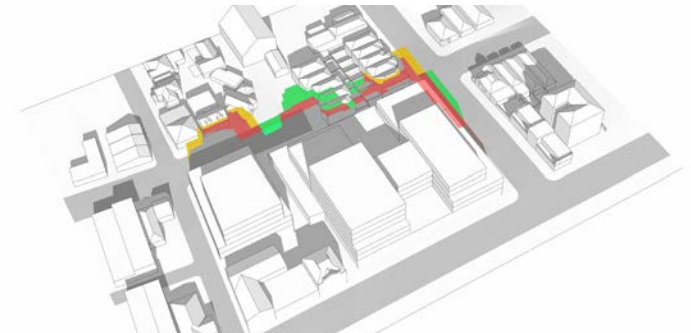
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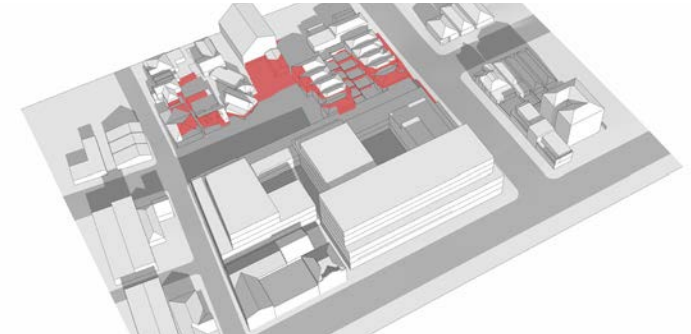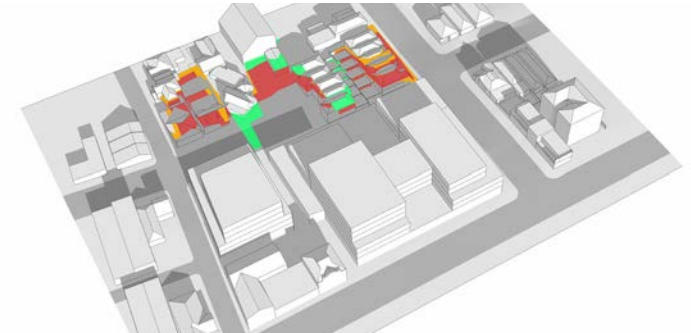
Existing Buildings

Lodged

Revised Concept

Overlay

■ Overshadowing

■ Reduction Overshadowing

■ Additional Overshadowing