

WJK/WJK

16/07/2021

Colliers
Level 30, Grosvenor Place
225 George Street
Sydney NSW 2000

Attn: Derek Nix

Dear Sir

Re: DESIGN RESPONSE TO ATLAS URBAN REPORT (14050)
CONCORD FRESHFOOD PROJECT

Please find attached a summary of the AJ+C/BVN design response to the Atlas Urban report and Council's recommendations 5 July 2021.

URBAN SERVICES

We have provided approximately 3,216sqm of urban services all accessible from the proposed new Local Road at upper ground level with potential for additional loading from the lower ground floor parking areas. The urban services are located in well buffered areas to avoid a land use conflict with residential uses and include activated pedestrian laneway frontage on the through site link.

SHOP TOP HOUSING PRECINCT

The lower ground floor opening to the public domain linked to the waterfront open space has increased retail space suited to specialty retail, business services (bank, travel agent, real estate), personal services, restaurants and takeaway dining. There will be a diversity of spaces and characters due to the opportunities afforded by the adaptive re-use of the Bushells tower, warehouse and boiler house areas. These areas are able to be directly serviced from the ground level parking areas. Amenities, service corridors, waste and storage areas can be provided with direct access to retail areas.

BOUTIQUE SUPERMARKET

A boutique retail supermarket is proposed on Burwood Road. This was the original preferred location for a small neighbourhood supermarket identified by retail consultants advising the project. Servicing can be obtained from the lower ground floor. Above the supermarket two level affordable apartments are suggested. The building separations have been increased to be 12m habitable to habitable.

ROASTING HALL SPACE

The Central Roasting Hall on Level 1 is a significant industrial volume, and connects to the upper volumes of the Boiler Room. These spaces are unique and suited to artisanal manufacturing of food and beverage such as coffee roasting and microbreweries. The spaces are also suited to indoor play areas, gyms and climbing facilities. Since these are signature spaces, recommended to be retained, accessible by a one level floor an opportunity exists for a visual connection from the upper ground floor on New Road offering something special adding to the urban character of the site. Existing major lift shafts are able to be repurposed to serve these levels.

PRINCIPALS & NOMINATED ARCHITECTS (NSW)

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ARCHITECTURE
URBAN DESIGN
INTERIORS
GRAPHICS



Yours faithfully
ALLEN JACK + COTTIER

A handwritten signature in black ink, which appears to read 'J. Koopman'.

Jim Koopman
Studio Director
Architect 6069

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