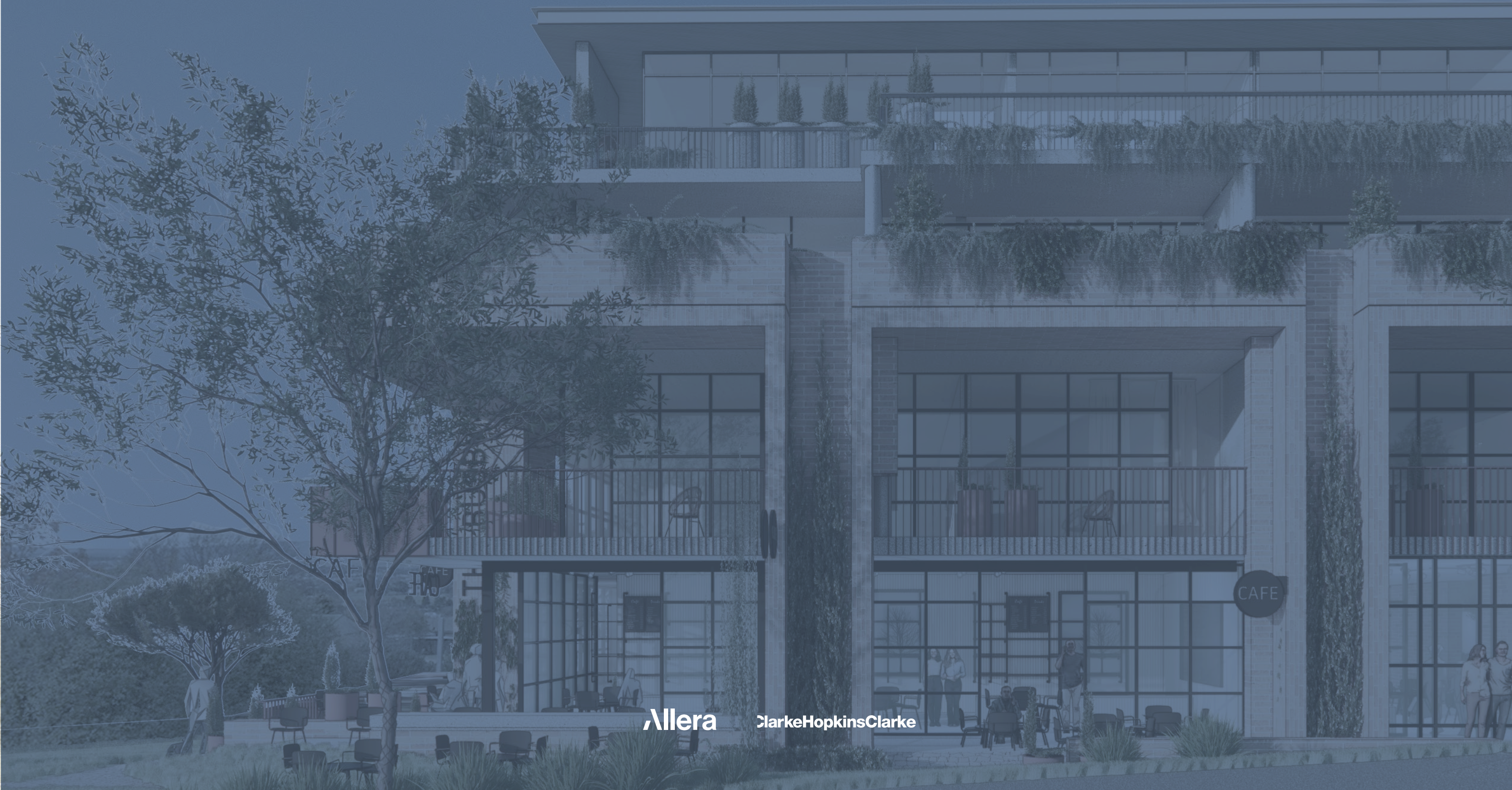


# CONCEPT DESIGN PACK

50 BUSBY STREET, SOUTH BATHURST NSW 2795

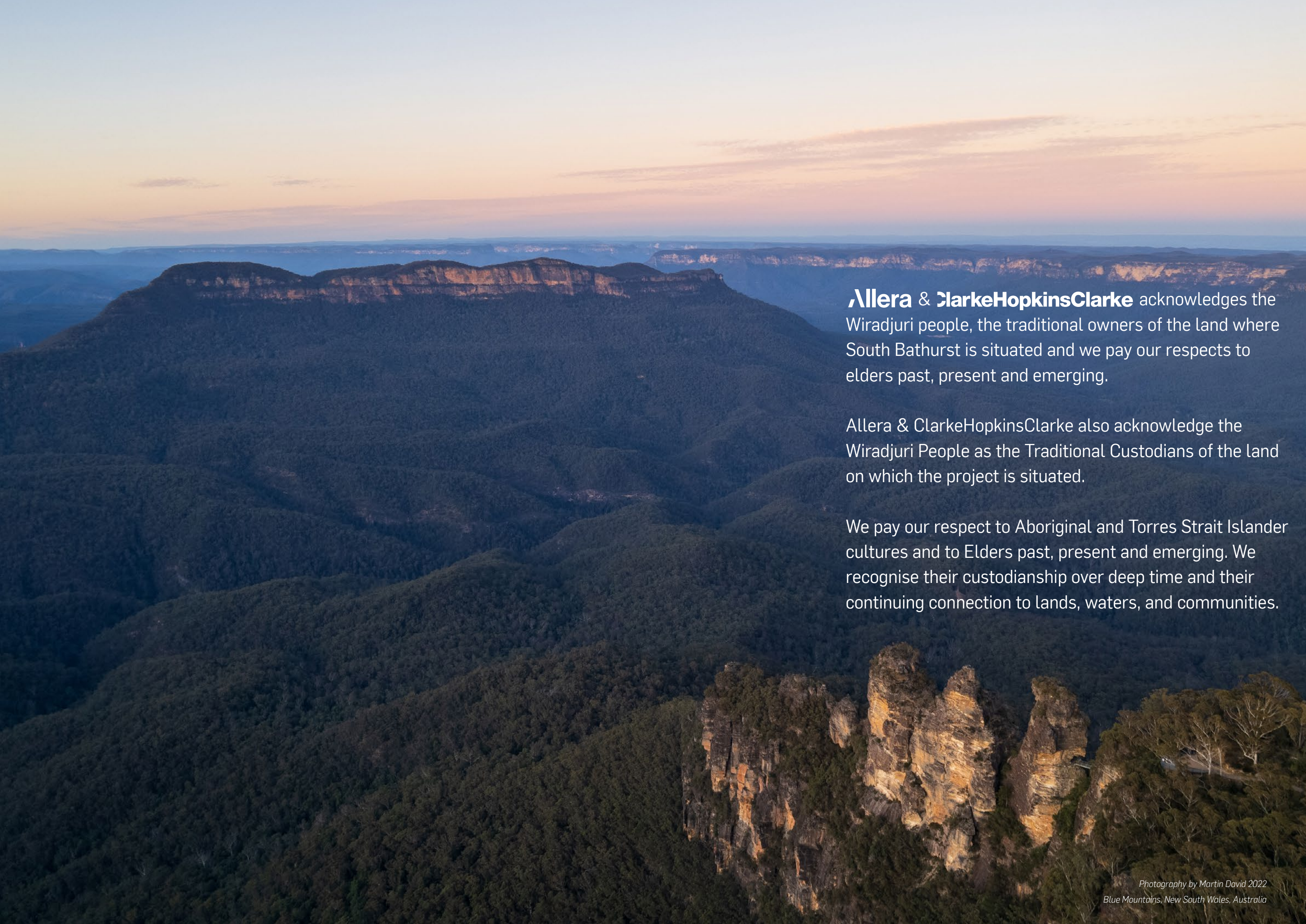
JANUARY 2024



Allera

ClarkeHopkinsClarke





**Allera & ClarkeHopkinsClarke** acknowledges the Wiradjuri people, the traditional owners of the land where South Bathurst is situated and we pay our respects to elders past, present and emerging.

Allera & ClarkeHopkinsClarke also acknowledge the Wiradjuri People as the Traditional Custodians of the land on which the project is situated.

We pay our respect to Aboriginal and Torres Strait Islander cultures and to Elders past, present and emerging. We recognise their custodianship over deep time and their continuing connection to lands, waters, and communities.





Clarke  
Hopkins  
Architects

# 01

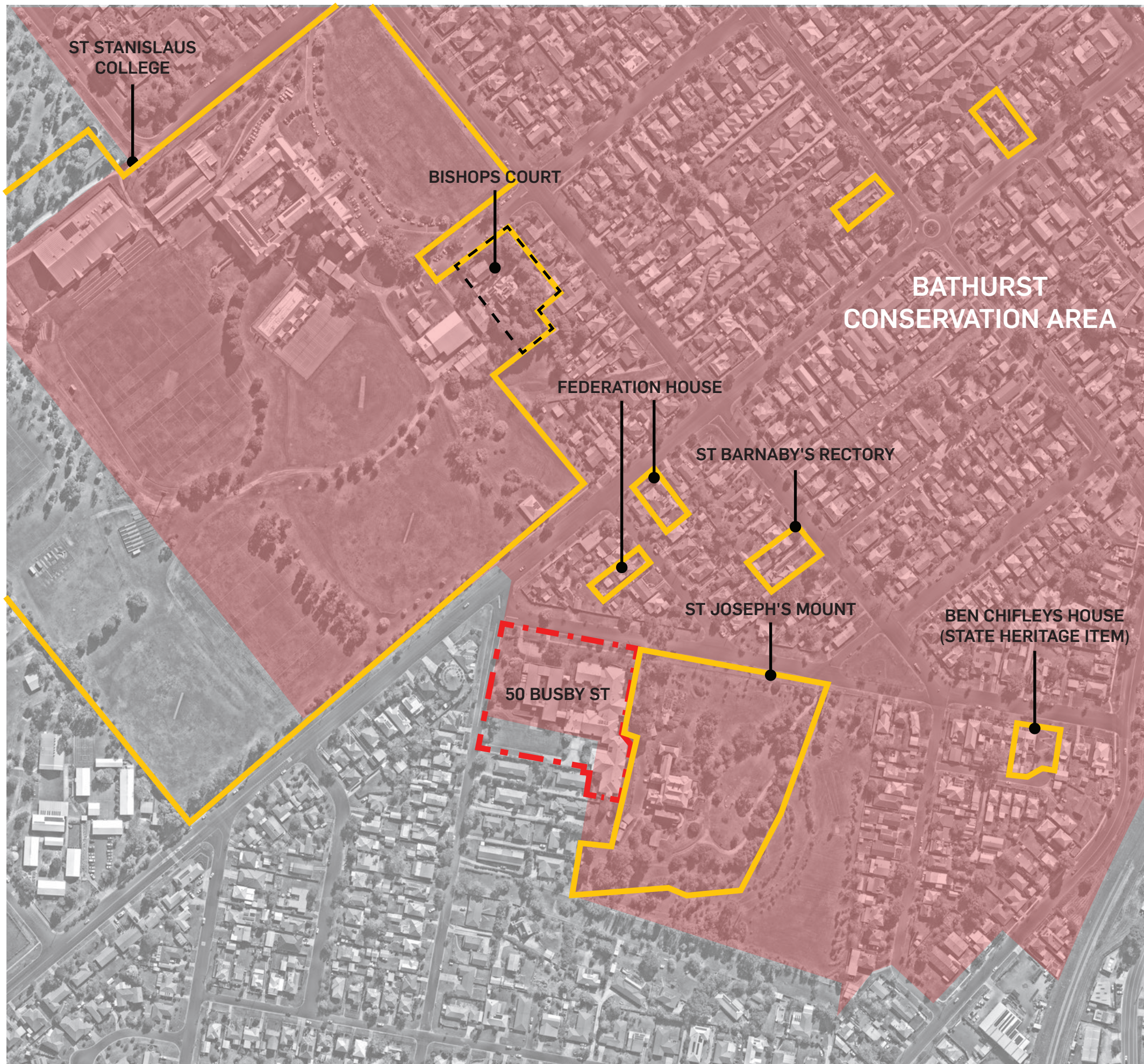
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**SITE OVERVIEW**

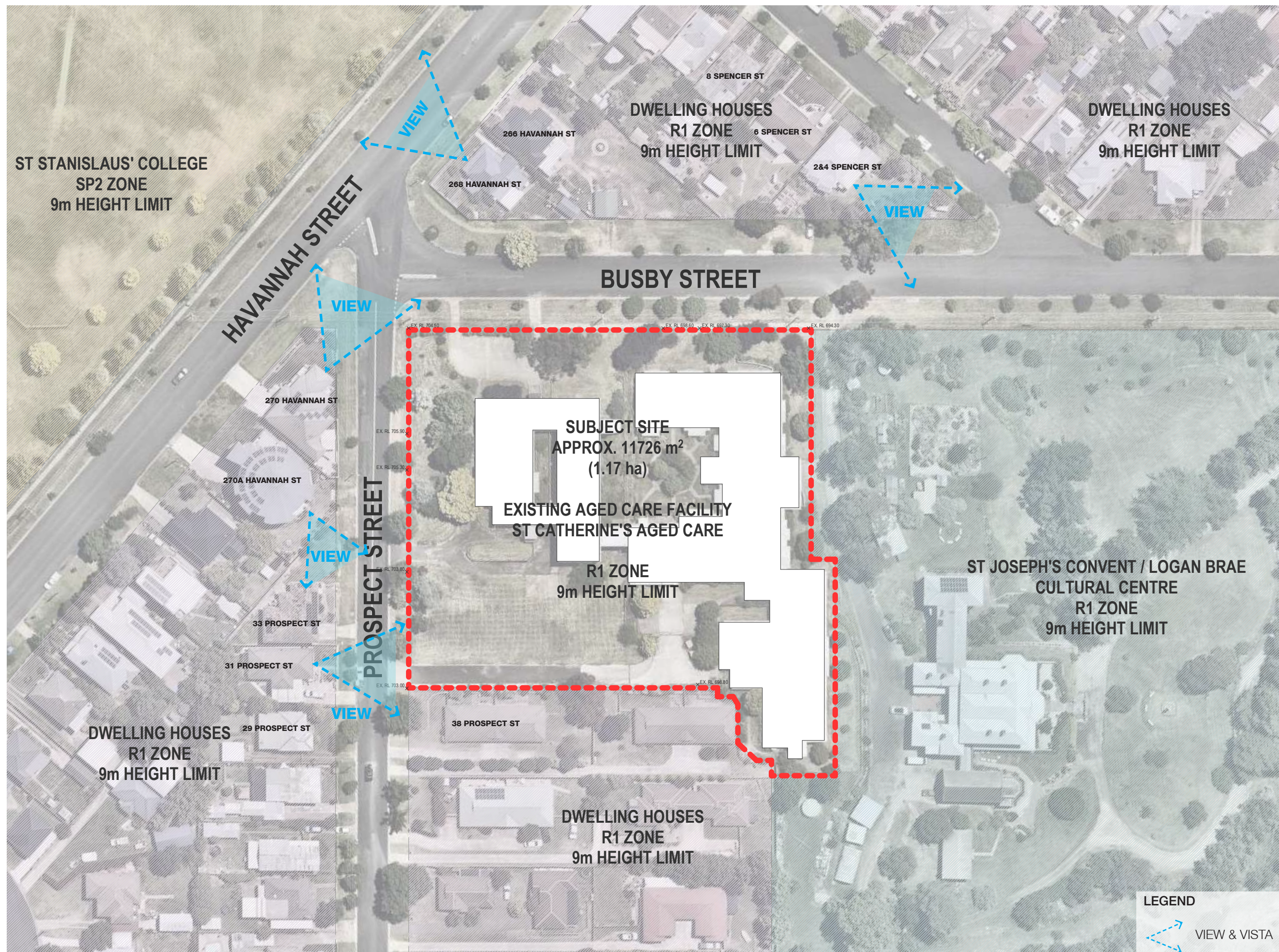
















**1 LOGAN BRAE**  
Primary entry to the property. Heritage dwelling, chapel and gardens. Historic and cultural significance. Wedding venue. Three storey. Brick. Metal pitched roof.



**2. LOGAN BRAE**  
Secondary, back-of-house access driveway to the property



**3. LOGAN BRAE**  
Back-of-house of Logan Brae from secondary access driveway



**4. PARK**  
Busby Street Public park



**5. LOCAL HOUSING**  
Adjacent dwelling. Single storey. Battle-axe block. brick. Tile roof.



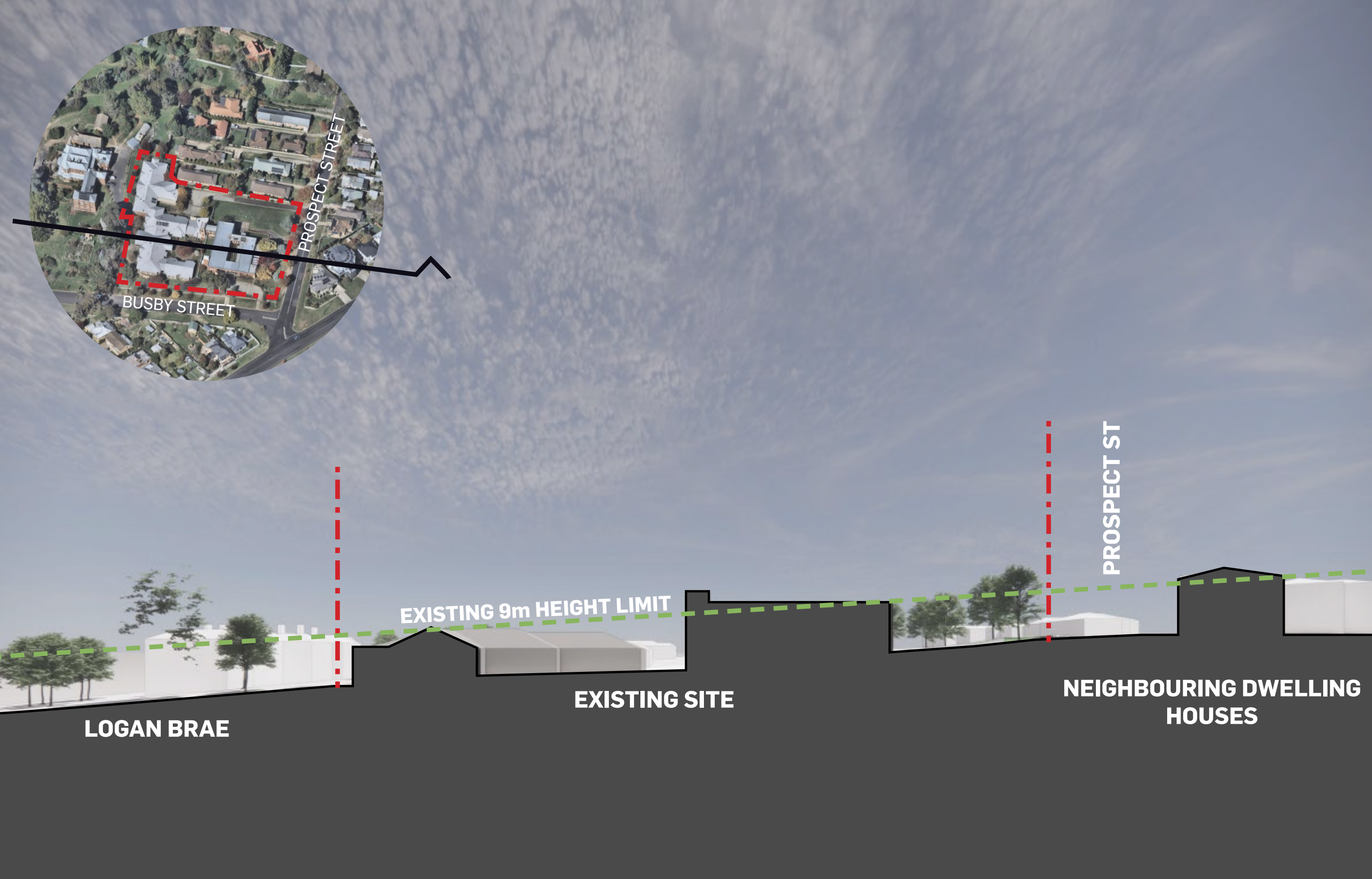
**6. LOCAL HOUSING**  
Adjacent dwelling. Modern style, cylindrical form. Three storey. Cladding. Metal roof.




**7. SCHOOL**  
Bathurst South Public School (approx. 450m from site)











*"We aim to create a unique place that can build and foster a diverse sustainable community. A place that takes inspiration from local history and architecture. And, a place that connects its community through green, open, and landscaped spaces"*

02

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OUR VISION



# REGIONAL INFLUENCES



01

The Wiradjuri people are the original inhabitants of the land. The Wambuul River (now known as the Macquarie River) is a significant element within the landscape.



02

Bathurst was the gold centre of Australia and transformed the economy and surrounding landscape of the area.

At one stage there were 61 operational pubs... it has always been a place to connect.



03

Modern day Bathurst is a diverse agricultural and evolving cultural town with a focus on education.



01

# CONNECTION TO COUNTRY



The Wiradjuri people are the original inhabitants of the land. The Wambuul River (now known as the Macquarie River) is a significant element within the landscape.

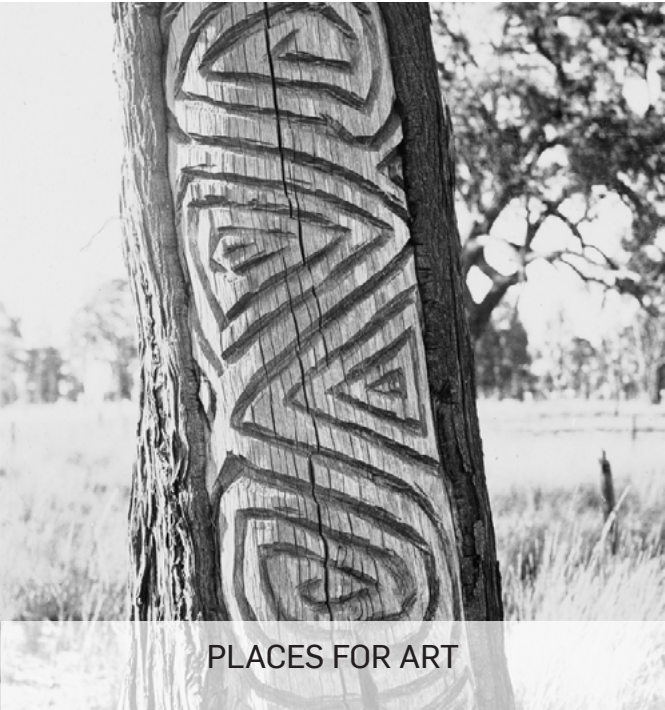
The Wiradjuri are the largest Aboriginal group in central New South Wales known as "people of three rivers".

The landscape consists of many significant ceremonial and cultural sites including Mount Canobolas, which served as a rich source of food, medicines and tools.

There are also many contemporary artists, architecture projects and landscape interpretations of local stories.



PLACES FOR STORYTELLING

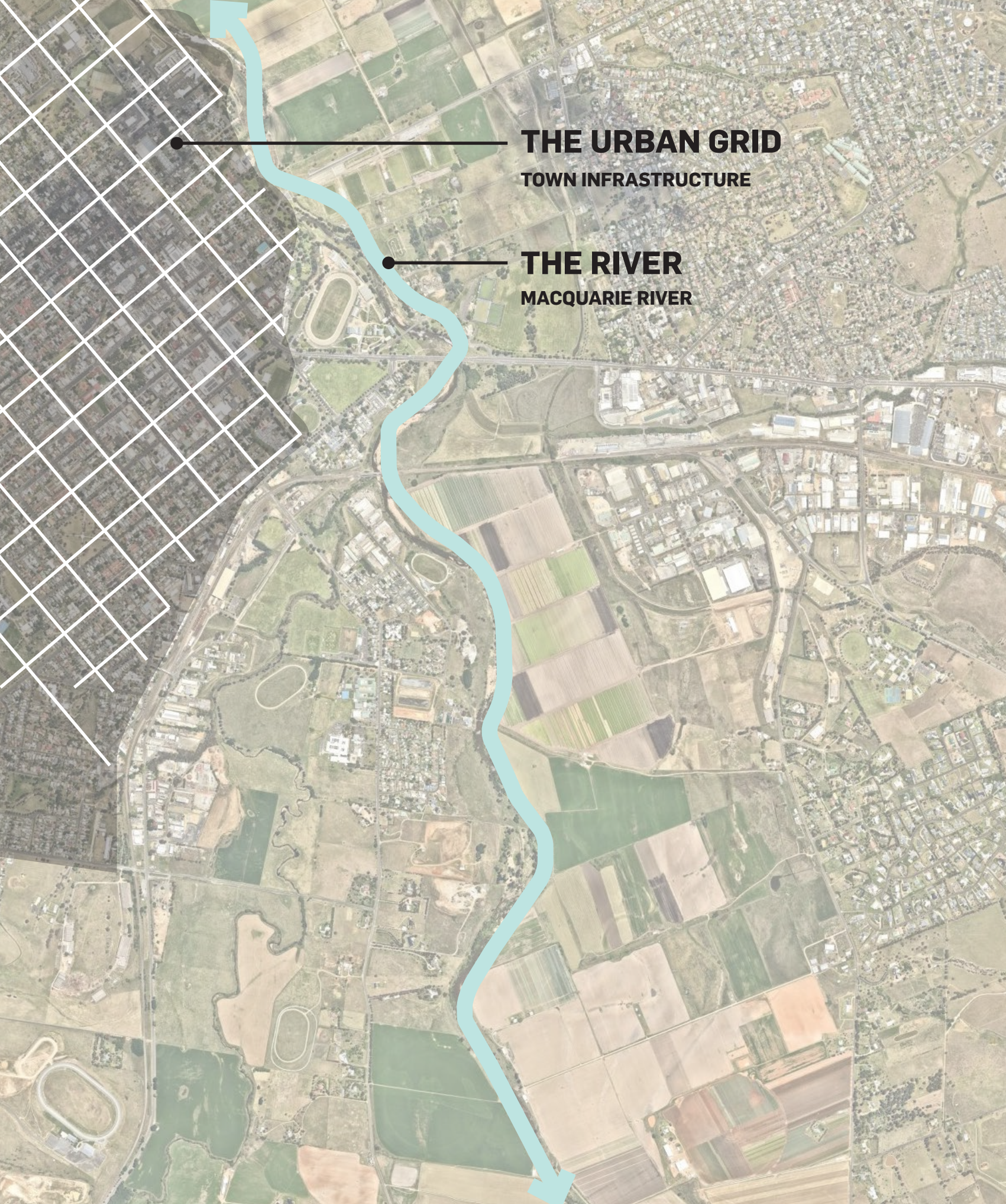


PLACES FOR ART



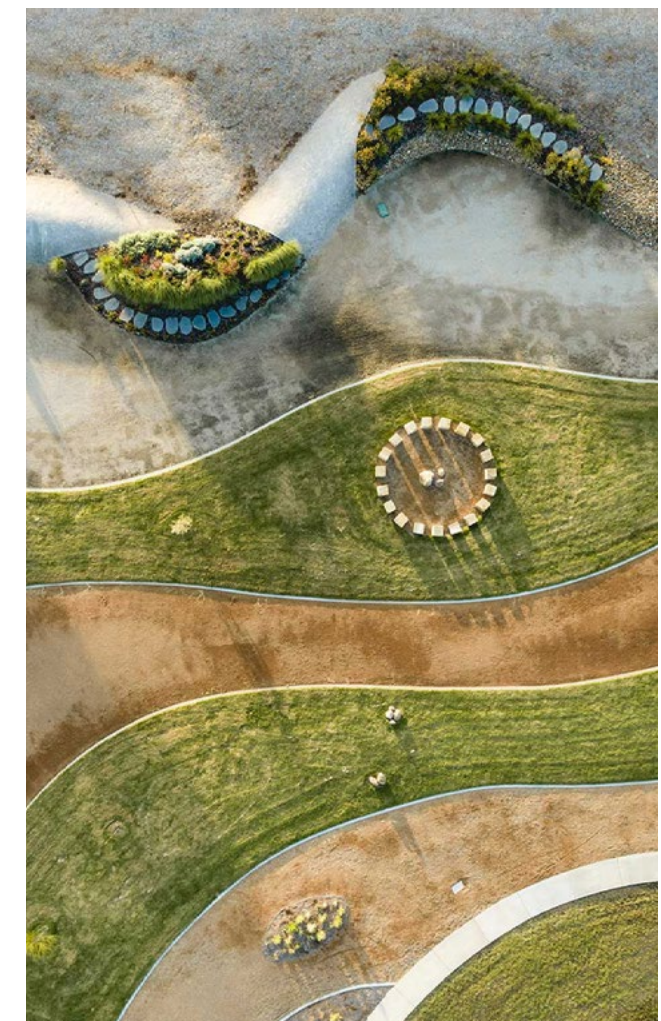
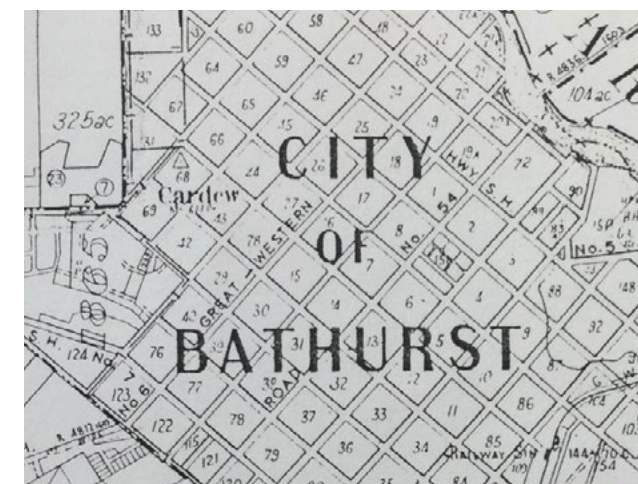
CONNECTION TO THE RIVER IN LANDSCAPE





## THE 'WAMBUUL RIVER' CREATES ITS PATH WITH THE LAND...

- Continuous flow
- Organic
- Contrast against grid
- Natural colours
- Points to reflect and share stories



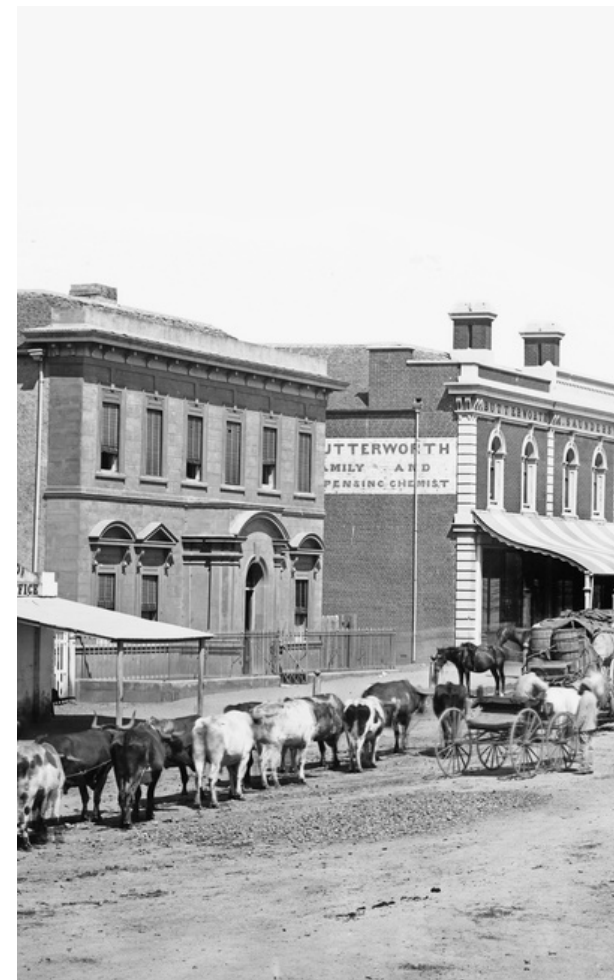
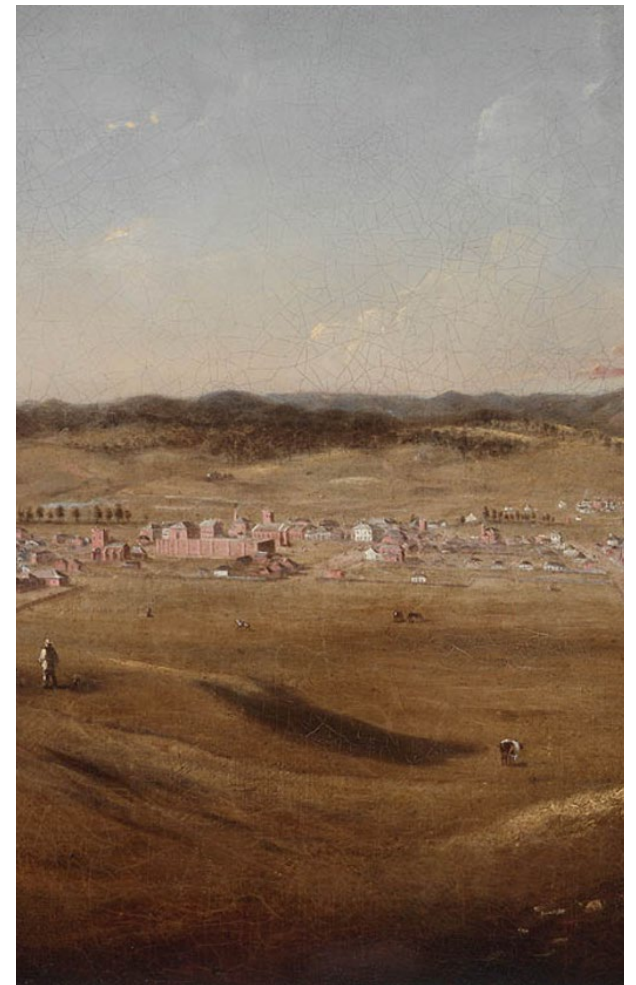


# A SHARED HISTORY



Bathurst was the gold centre of Australia and transformed the economy and surrounding landscape of the area.

At one stage there were 61 operational pubs... it has always been a place to connect.

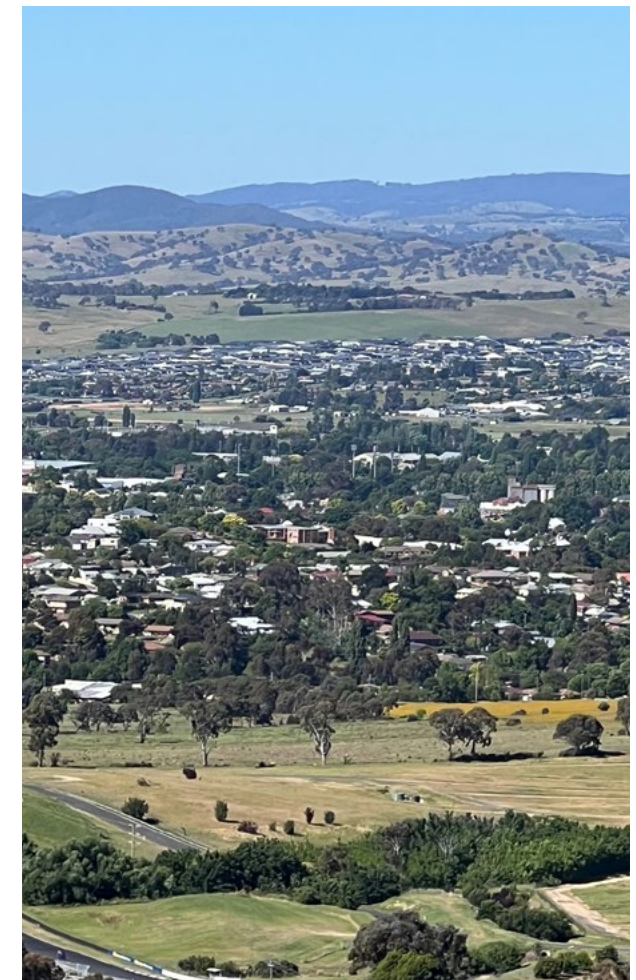




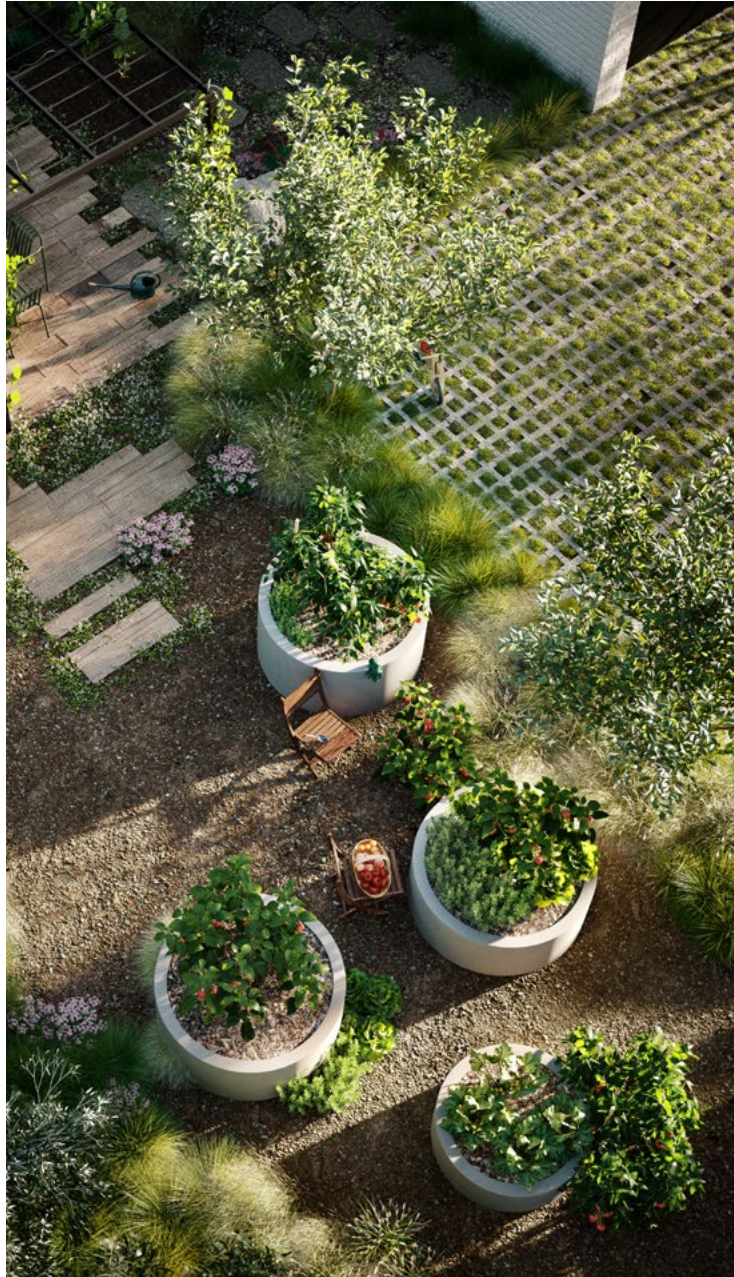
# 03 A GREEN PLACE



Modern day Bathurst is a diverse agricultural and evolving cultural town with a focus on education.



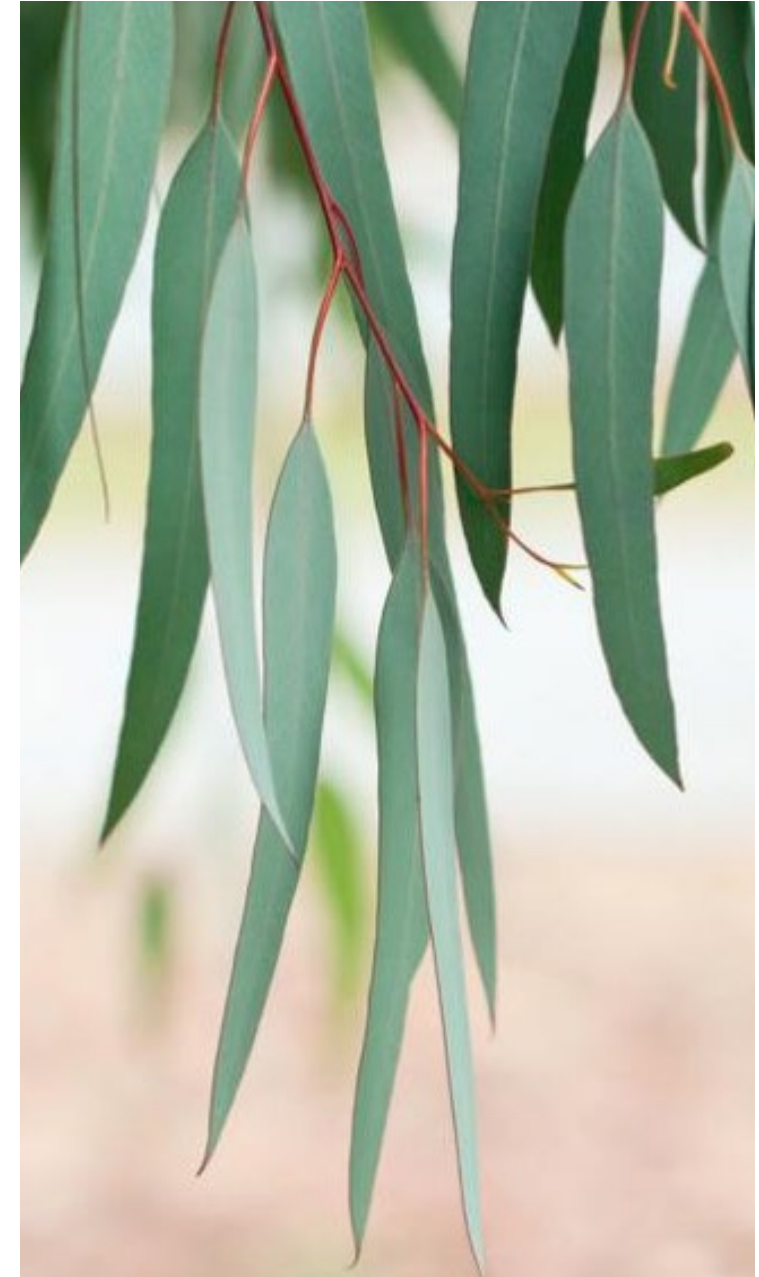




COMMUNAL GREEN



CELEBRATE DISTANT  
VIEWS



INTEGRATE LANDSCAPE





Clarke  
Hopkins  
Architects

# 03

---

MASTER PLAN








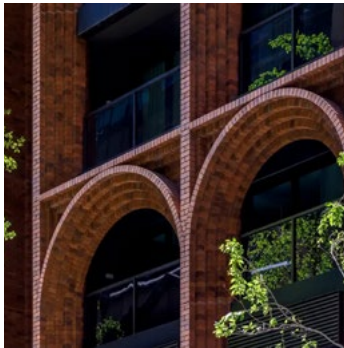
- Residential Flat Building
- Multi-Dwelling Housing



MASTERPLAN

# SPATIAL PLANNING

-  MULTI-DWELLING HOUSING
-  RESIDENTIAL FLAT BUILDING
-  ACTIVATED STREET FRONTAGE
-  ACCESS & PERMEABILITY
-  VEHICULAR ACCESS LANEWAY



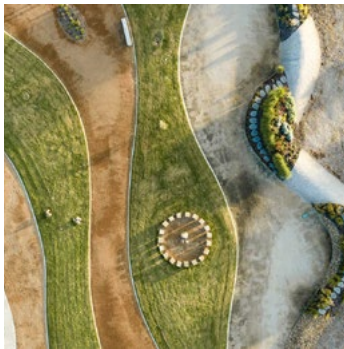
A) FACADE WITH MODERN HERITAGE REFERENCES



B) CAFE / SHOPS



C) VILLAGE GREEN



D) KEY GREEN LINKAGES THROUGH SITE



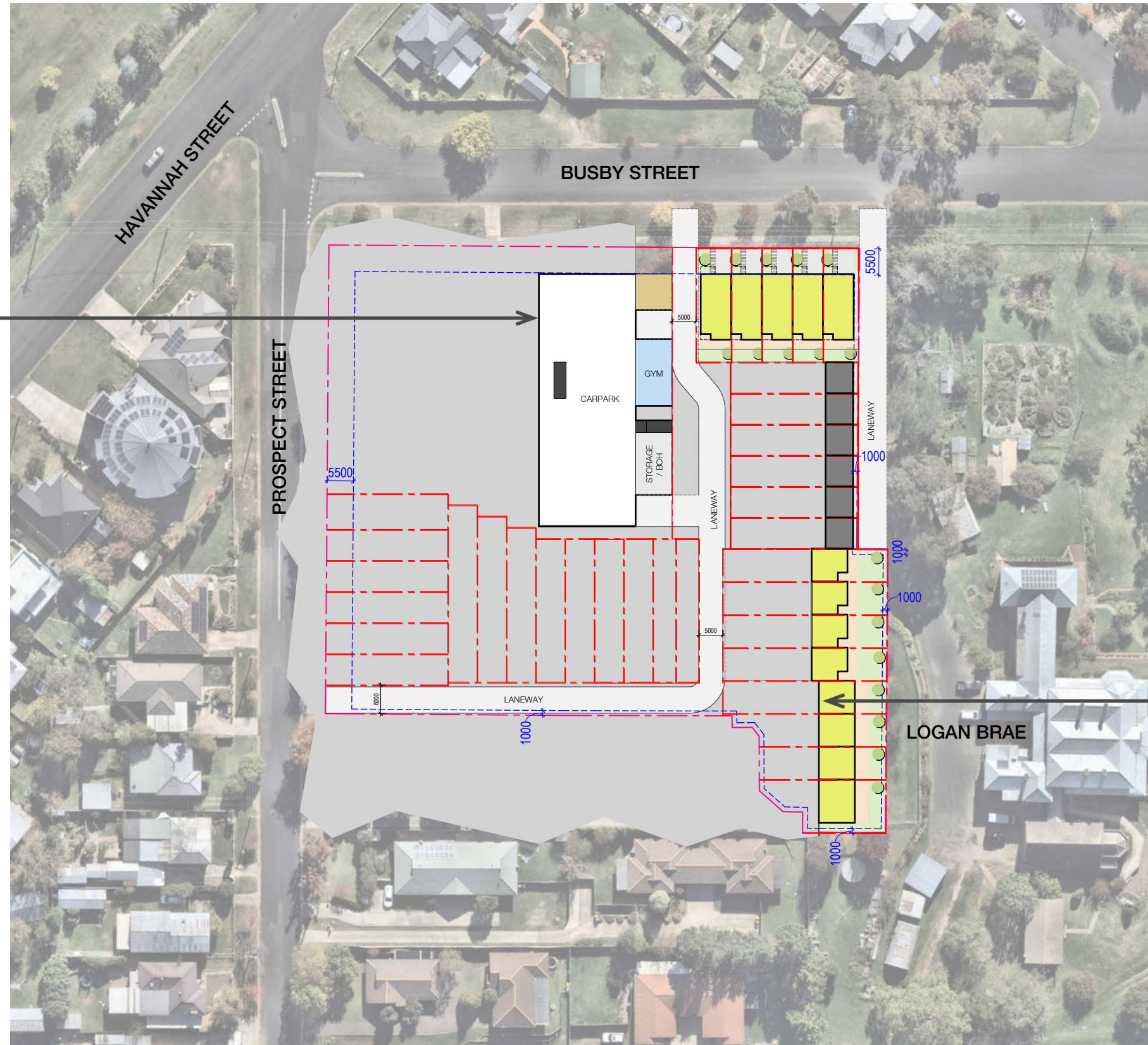




Existing cut on site including  
~3.0m retaining wall

## LEGEND

- APARTMENT
- TOWNHOUSE
- COMMERCIAL
- COMMUNAL FACILITIES
- GARAGE
- LANDSCAPING
- VERTICAL CIRCULATION



Existing cut on site occupied by  
undercroft. Dwellings proposed  
within this location will be  
utilising the existing cut within  
the footprint of the dwellings

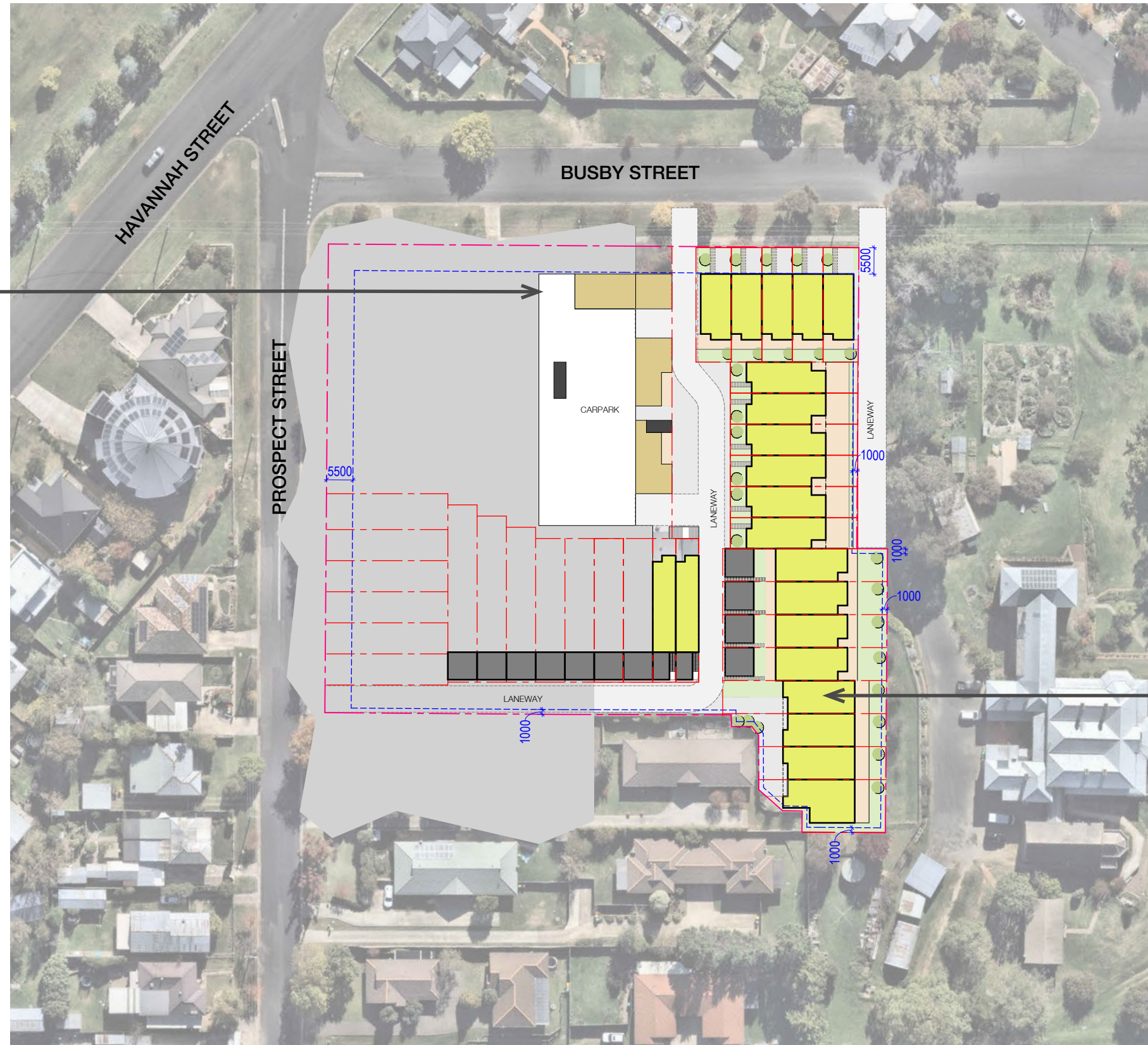




Existing cut on site including  
~3.0m retaining wall

## LEGEND

- APARTMENT
- TOWNHOUSE
- COMMERCIAL
- COMMUNAL FACILITIES
- GARAGE
- LANDSCAPING
- VERTICAL CIRCULATION

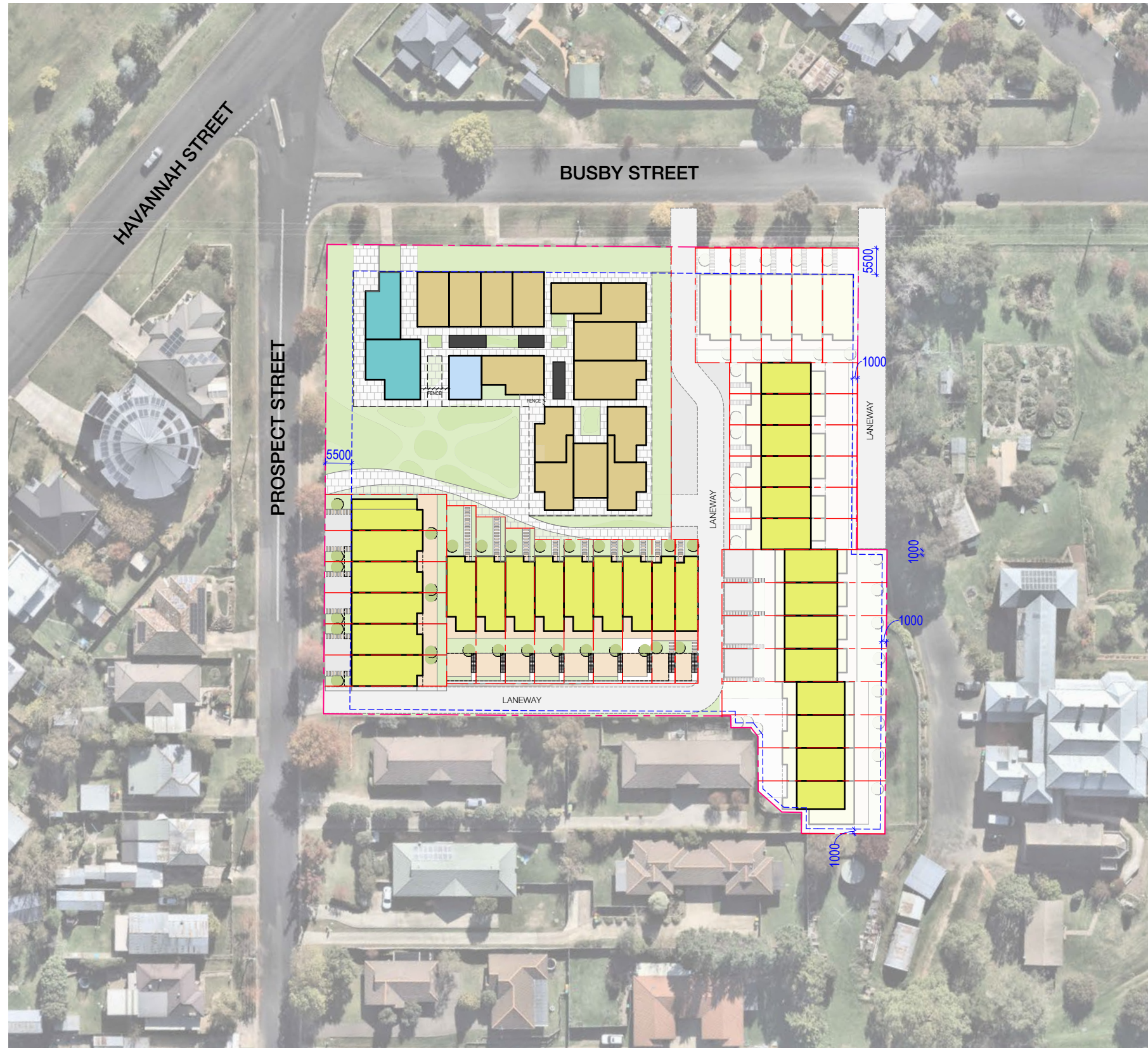


Existing cut on site occupied by  
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## LEGEND

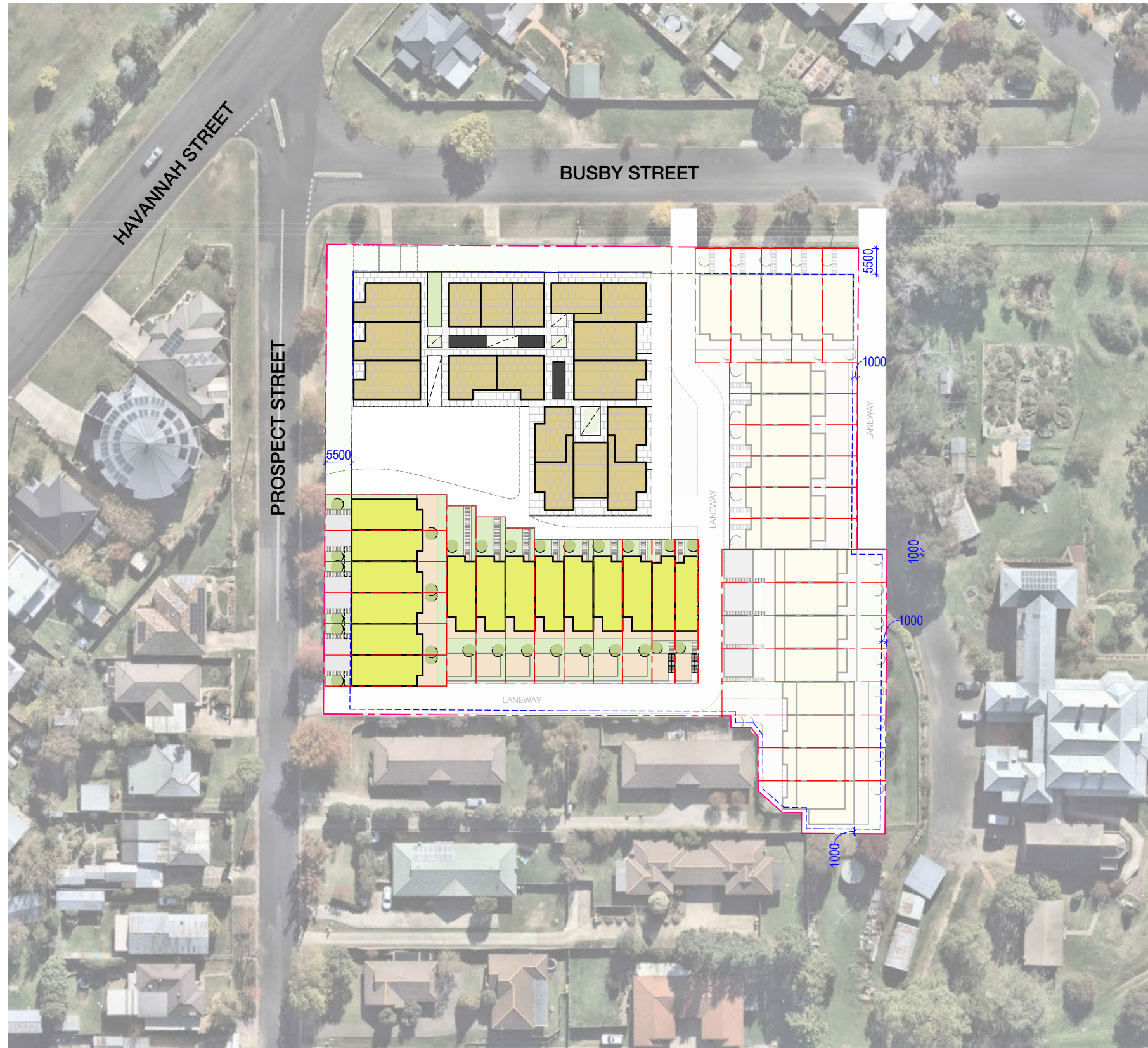
- APARTMENT
- TOWNHOUSE
- COMMERCIAL
- COMMUNAL FACILITIES
- GARAGE
- LANDSCAPING
- VERTICAL CIRCULATION





## LEGEND

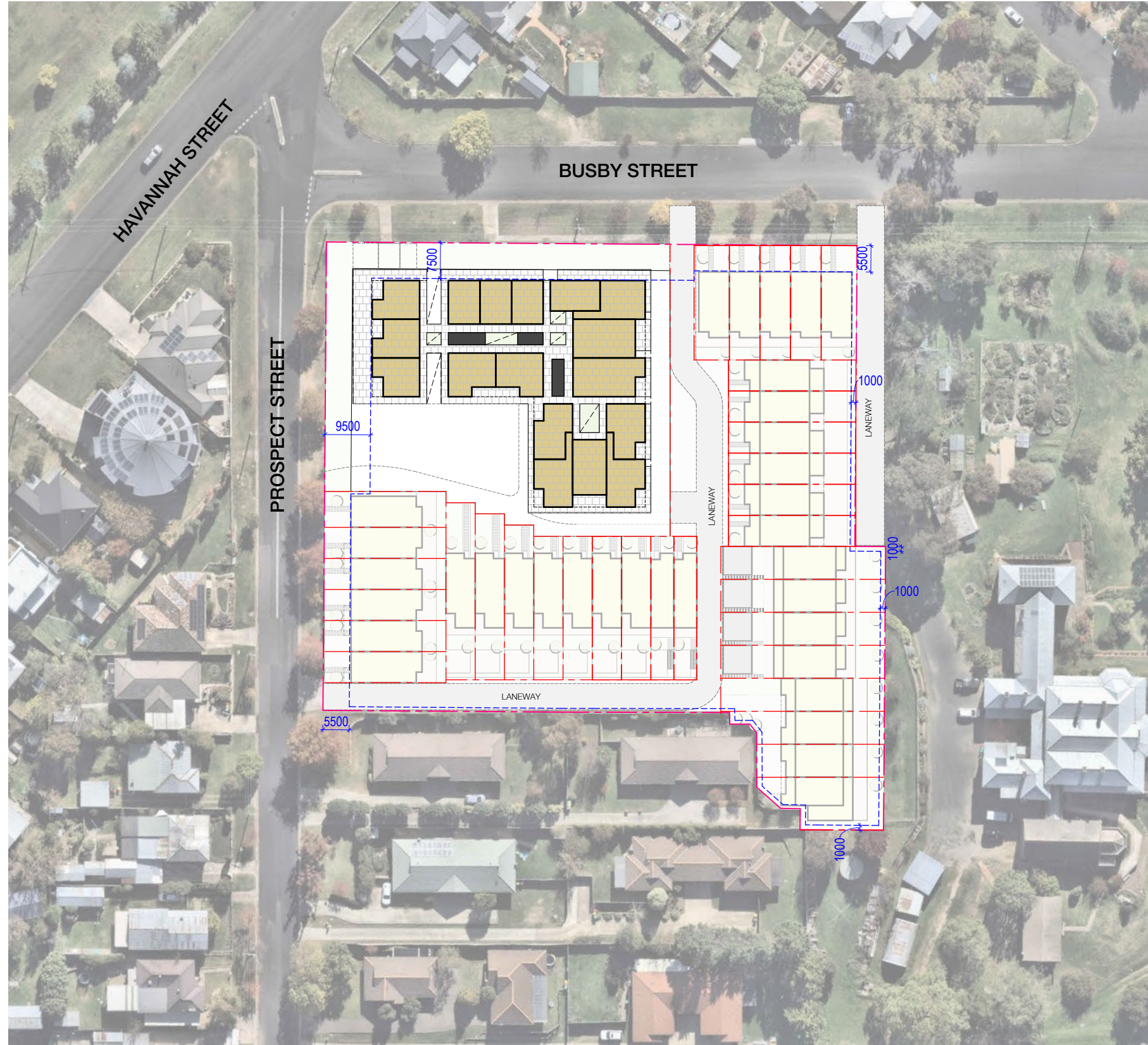
- APARTMENT
- TOWNHOUSE
- COMMERCIAL
- COMMUNAL FACILITIES
- GARAGE
- LANDSCAPING
- VERTICAL CIRCULATION





## LEGEND

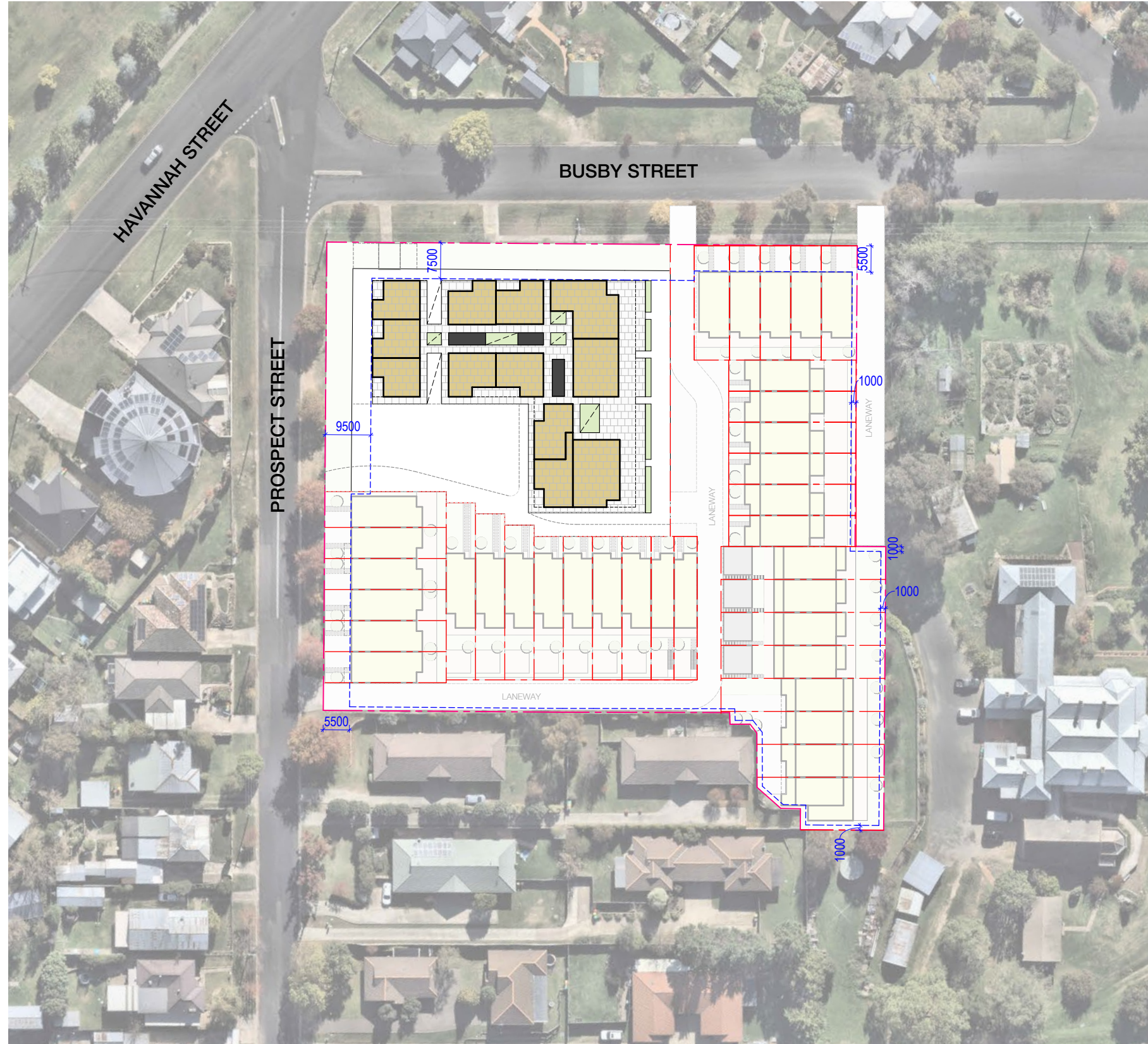
- APARTMENT
- TOWNHOUSE
- COMMERCIAL
- COMMUNAL FACILITIES
- GARAGE
- LANDSCAPING
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## LEGEND

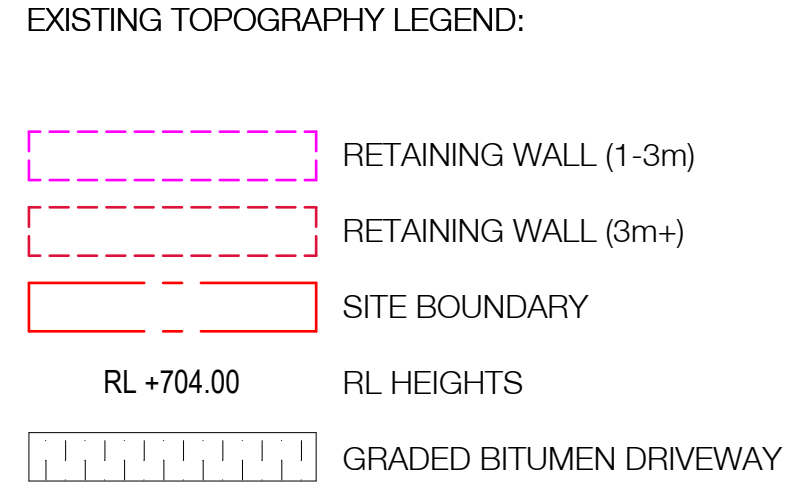
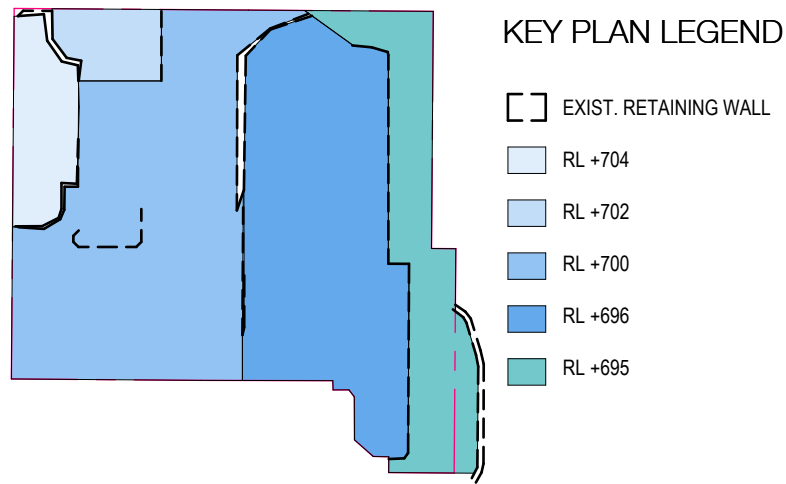
- APARTMENT
- TOWNHOUSE
- COMMERCIAL
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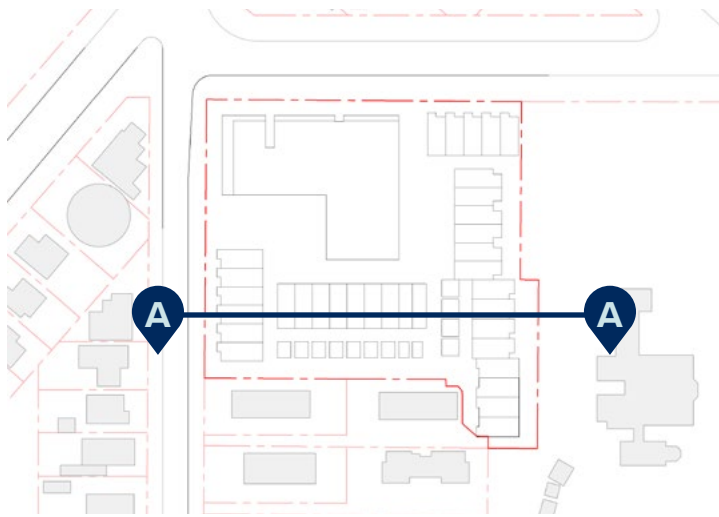


The existing topographic conditions of the site feature a series of retaining walls. This has resulted in a site with heavy use of cut & fill.

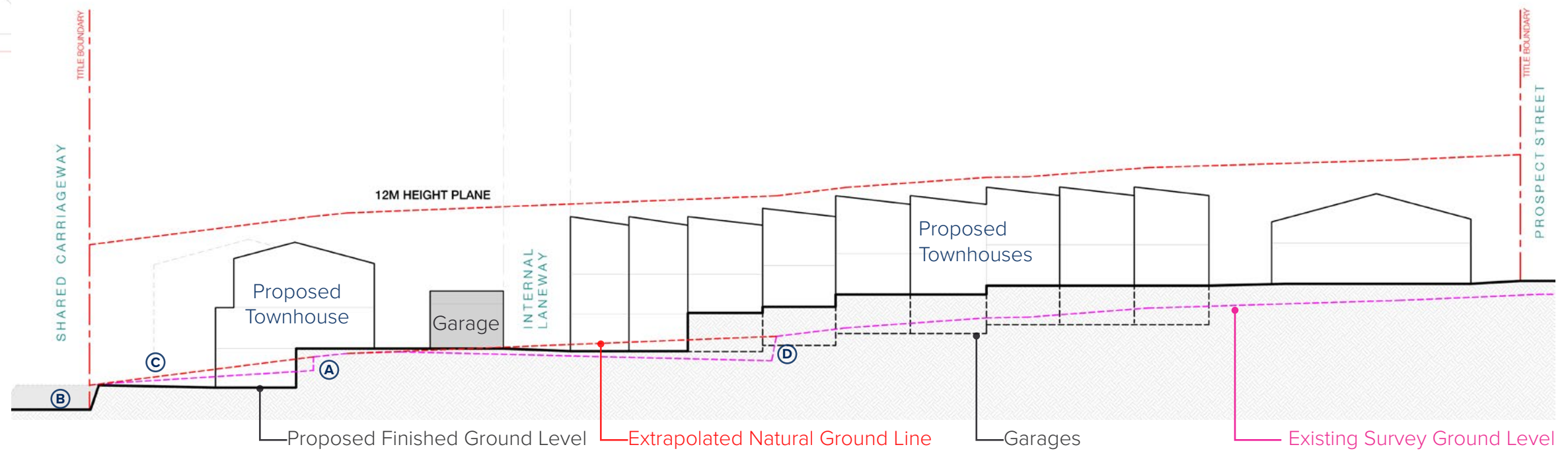
The resulting outcome has developed a scheme that utilises the existing conditions of the site to minimise environmental impact, but also allows a desirable outcome for housing products.







KEY PLAN



CROSS SECTION A

Towards the Eastern boundary of the site, the 12m height restriction amendment illustrates the requirement for the change.

The site is highly disturbed from existing cut and fill as highlighted in the section diagrams. The proposed design repairs the topography and overcomes dramatic changes in existing ground levels to ensure an appropriate residential ground plane whilst working with the existing street interfaces and other site constraints.

Note: Height plane is measured from Extrapolated Natural Ground Line



RETAINING WALL UNDERCROFT ON LOGAN BRAE INTERFACE

(A) The existing cut on the site in this location (existing undercroft area) has been utilised for split-level product to contain earthworks within the perimeter of the building.

Retention of the existing retaining wall along the Logan Brae interface is key to minimise the impact of earthworks on site.



EXISTING RETAINING WALL (LOGAN BRAE INTERFACE)



HEAVY GRADING ON SITE (LOGAN BRAE INTERFACE)

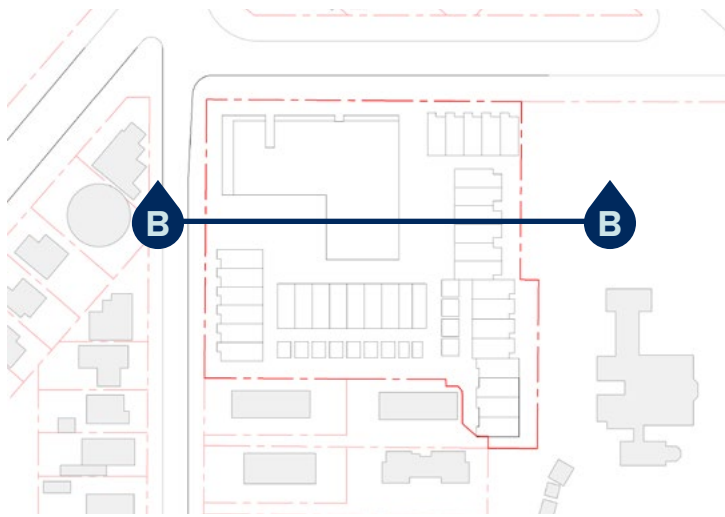
(C) The existing retaining wall along the Logan Brae interface features a significant fall in grade which will be altered to minimise overlooking to Logan Brae.

The existing internal driveways on site has (D) created significant grading and retaining walls which have been incorporated into the placement of residential products on site.

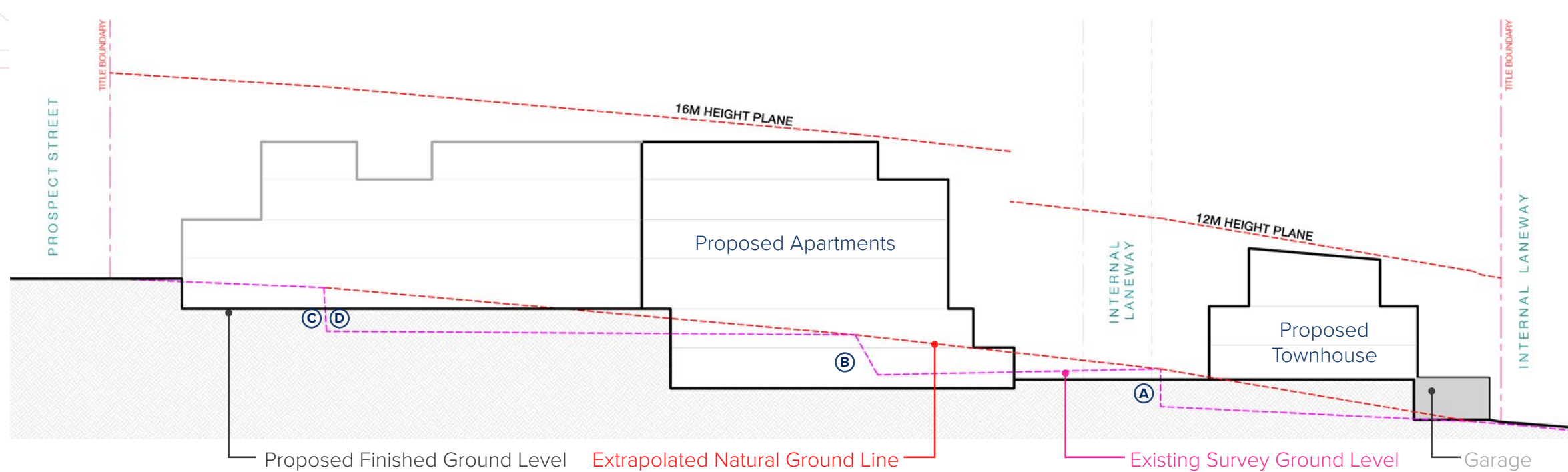


HEAVY GRADING & RETAINING WALLS ON SITE





KEY PLAN



## TOPOGRAPHY

The site is highly disturbed from existing cut and fill as highlighted in the section diagrams. The proposed design repairs the topography and overcomes dramatic changes in existing ground levels to ensure an appropriate residential ground plane whilst working with the existing street interfaces and other site constraints.

## CROSS SECTION B



RETAINING WALL UNDERCROFT ON LOGAN BRAE INTERFACE

- (A) The existing cut on the site in this location (existing undercroft area) has been utilised for split-level product to contain earthworks within the perimeter of the building.

The existing cut on the site in this location (B) (existing retaining wall) has been utilised for the proposed basement of the apartment building in order to contain earthworks within the perimeter of the building.



CENTRAL RETAINING WALL (NORTHERN SIDE)



WESTERN RETAINING WALL (SOUTHERN SIDE)

- (C) At the existing western entry (from Prospect St) the site features aggressive grading around retaining wall. This has been taken into account for minimising the earthworks required on site.

The existing cut on the site in this location (D) (existing retaining wall) has been utilised for the proposed basement of the apartment building in order to contain earthworks within the perimeter of the building.

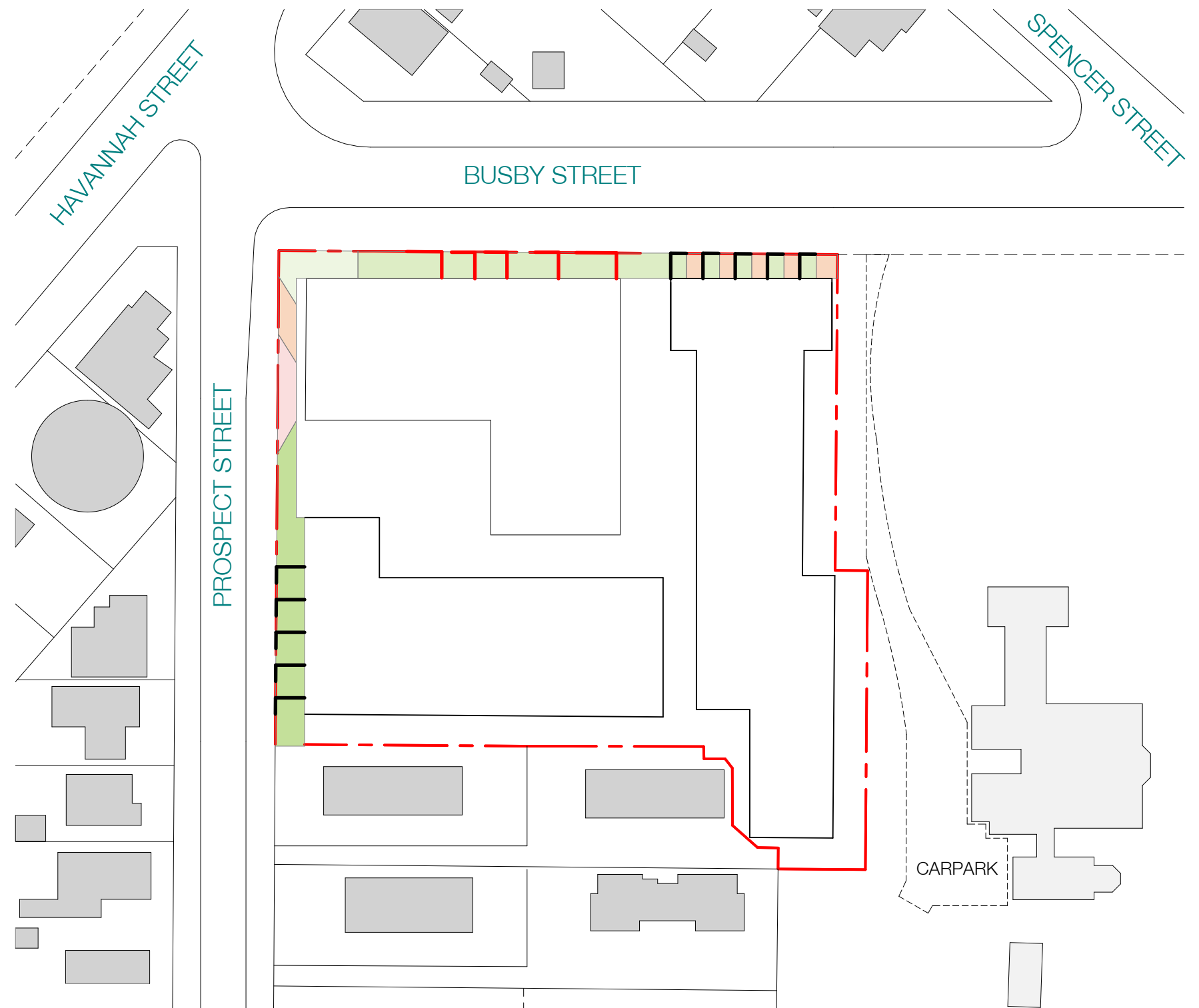


WESTERN RETAINING WALL (NORTHERN SIDE)



**EARTHWORKS LEGEND:**

- - - SITE BOUNDARY
- 2% GRADE
- 3% GRADE
- 5% GRADE
- 10% GRADE
- 20% GRADE
- RETAINING WALL (300mm)
- RETAINING WALL (1m MAX)







PROSPECT ST



BUSBY ST





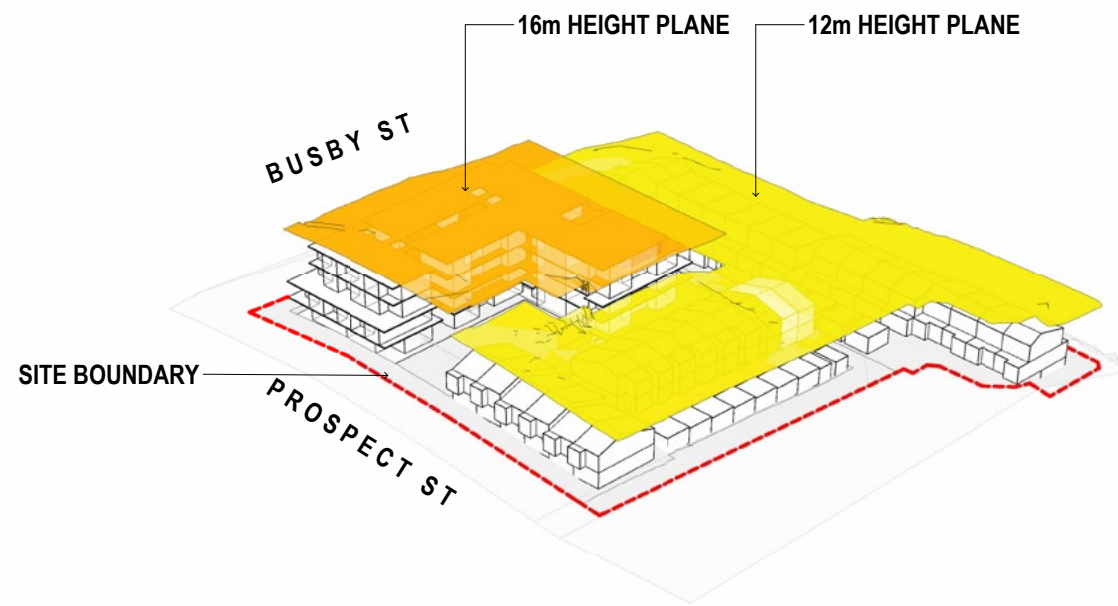




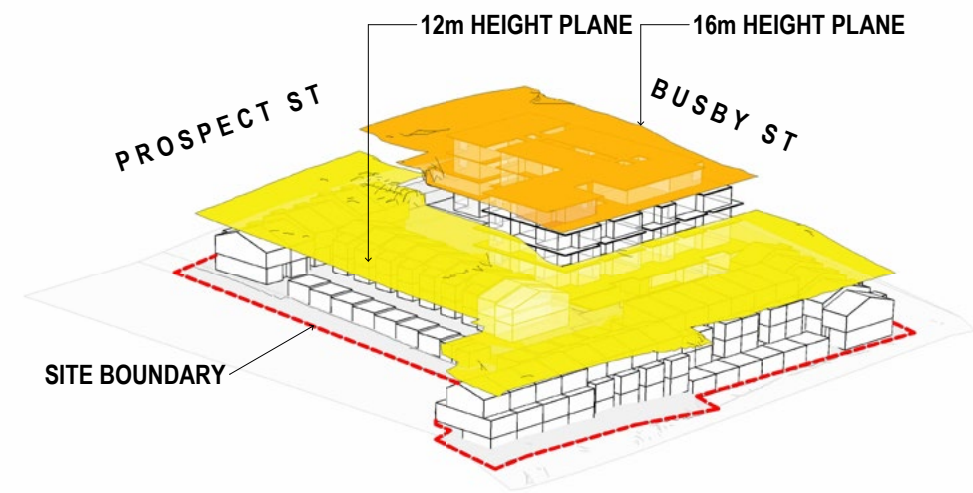


BUSBY ST

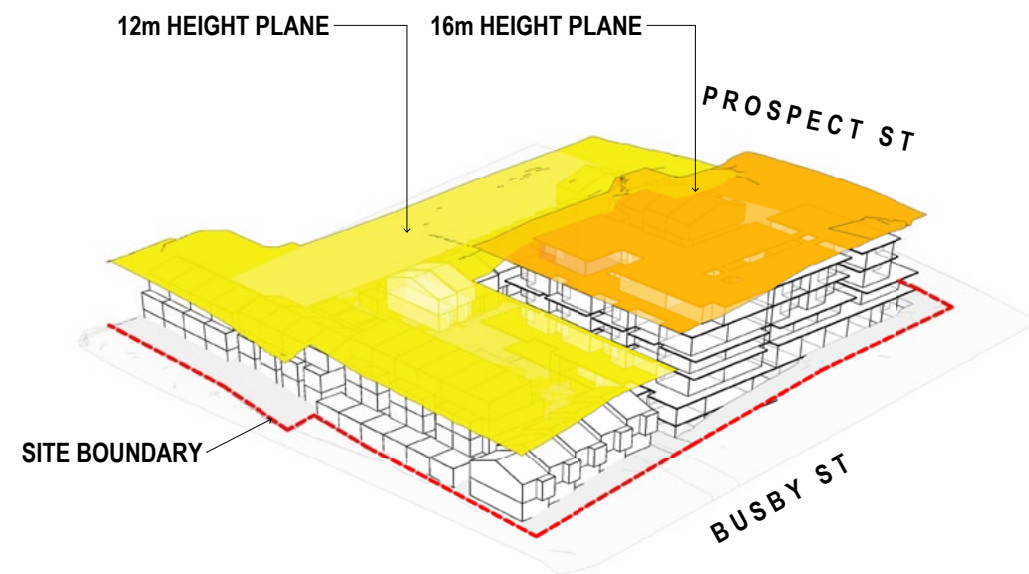




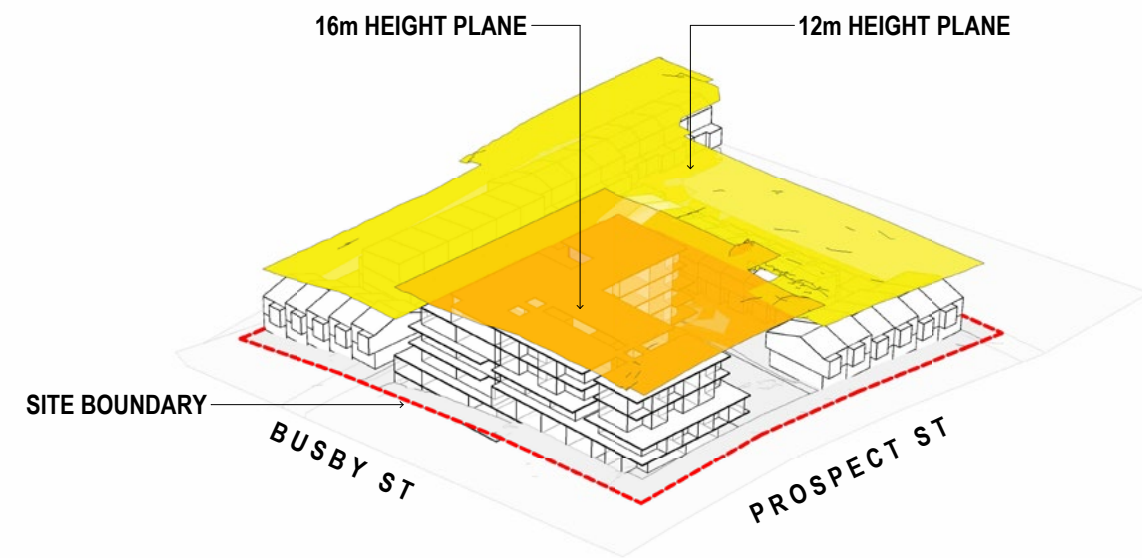
HEIGHT PLANE STUDY - SOUTH WEST



HEIGHT PLANE STUDY - SOUTH EAST



HEIGHT PLANE STUDY - NORTH EAST



HEIGHT PLANE STUDY - NORTH WEST

**NOTE**  
height planes determined by extrapolating the  
existing ground levels to natural ground levels.



# INDICATIVE YIELD CALCULATIONS:

| TYPOLOGY          | AREA RANGE (m²) | TOTAL |
|-------------------|-----------------|-------|
| APARTMENTS        | 75m² - 175m²    | 63    |
| TOWNHOUSES        | 150m² - 220m²   | 34    |
| TOTAL             |                 | 97    |
| COMMERCIAL        | 90m² - 130m²    | 2     |
| COMMUNITY         | 65m²            | 1     |
| COMMUNITY OUTDOOR | 640m²           | 1     |