



The Hills Bowling Club Concept Master Plan

AUGUST 2022

CONTENTS

- Executive Summary
- Context Plan
- Existing Site Plan
- Site Photos
- Site Analysis
- History and Programmatic Mix
- Concept Options
- Project Vision Design Principles
- Site Design Response
- Concept Master Plan
- Site Connectivity
- Ground Plane Response
- Street Activation
- Street Wall
- Street Materiality
- Traffic and Parking
- Design Quality Principles
 - Context and Neighbouring Character
 - Built Form and Scale
 - Density
 - Sustainability and Amenity
 - Shadow Diagram
 - Sustainability and Amenity
 - Cross Ventilation and Solar Access
 - Landscape
 - Safety
 - Housing Diversity and Social Interaction
 - Aesthetic
- Development Schedule
- Site Section
- Perspective Views
- Architectural Drawings



\$130mil

Investment into the local area



\$150mil investment into the local area generating +1250 jobs during construction

INVESTMENT



increase housing diversity including seniors living

provide multi-function facilities and housing diversity on the site enabling diverse social interaction and experiences

HOUSING



DIVERSITY



supports the longevity of a community club

COMMUNITY

providing pedestrian links to connect neighbours and the community



CONNECTIVITY

ESD principles applied to new building and green spaces to reduce urban heat load to the Hills Town Centre



ENVIRONMENT



+700%

+700% increase in employment compared to existing operation

EMPLOYMENT



revitalising existing open spaces and amenities

OPEN SPACE

multi-function recreation areas increasing available community facilities in the Hills



MULTI-USE

EXECUTIVE SUMMARY

This planning proposal has been prepared for The Hills Bowling Club to create a strategic vision and master plan that repositions the Club within the community and secures longevity and sustainability into the future on its current site. Community Clubs need to adapt in today's society to stay relevant and competitive within the broader hospitality market. This proposal aims to reposition and transform the Club as the 'heart' of the development within the Baulkham Hills Town Centre providing a new state of the art bowling and multi-use community facilities, civic and communal spaces supported by a diverse mix of uses including retail, residential and seniors living.

The focus of the development is to maintain and enhance the community and recreational uses on the site through a transparent and permeable ground plane with active edges that connects to the surrounding context and amenity of the local area. A through site link from Jenner Street to Old North Road reinforces the permeability of the site and increases the connectivity of neighbouring community and is a key public benefit. The Club will have a new address and strong civic presence fronting Old Northern Road with adjoining active retail frontages reinforcing the 'high street' of the Town Centre.

The built form of the proposal has been developed with consideration to the surrounding context and amenity, both within and outside of the site to achieve the optimum urban design outcome for this specific site. The built form and massing for the site is centred around providing generous recreation and landscaped areas for the community with respect to the differing adjacent contexts and scales. The Jenner Street edge condition is addressed through a low scale, articulated and terraced built form with activation through ground floor apartments and terraces reinforcing the character of the suburban street. The Old Northern Road frontage provides a terraced built form that respond to the surrounding context and defines the town centre. This consists of a highly articulated 6 storey podium reinforcing the street alignment and contains the 'high street' of the town centre with a setback floating tower form above.

The development is underpinned by the support of the Club membership and the community to secure the long term future and sustainability of The Hills Bowling Club.





LEGEND:

STOCKLAND MALL

HERITAGE ITEM

COMMUNITY FACILITY

PUBLIC PARKLAND

TOWN CENTRE PRECINCTS

TRANSPORT ROUTES

NEIGHBOURING PROPERTIES:

2 SEVEN HILLS ROAD (DYLDAM)
4-15 STOREYS (50m) FSR 2.97:1
233 DWELLINGS

2-4 OLD NORTHERN ROAD
5-8 STOREYS (30m) FSR 3:1
44 DWELLINGS



SITE PHOTO STUDY

A photo study has been undertaken to explore and understand the local context and key views surrounding the site.





1. VIEW OF SITE FROM JAMES STREET APPROACH



2. VIEW OF SITE FROM RAILWAY STREET APPROACH



3. VIEW OF SITE FROM JENNER STREET HEADING SOUTH



4. VIEW OF SITE FROM JENNER STREET HEADING NORTH



5. VIEW OF SITE FROM OLD NORTHERN ROAD HEADING NORTH



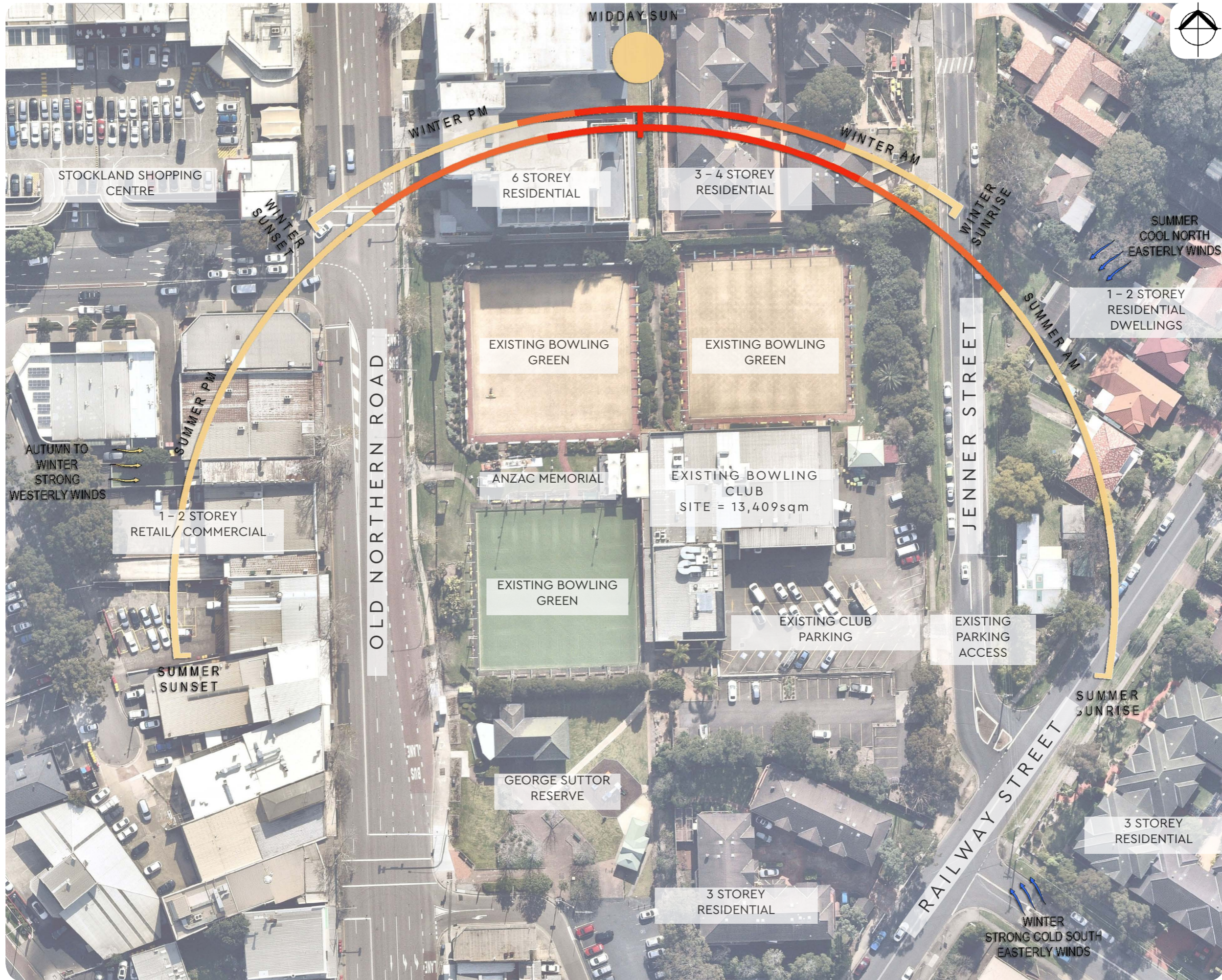
6. VIEW OF SITE FROM OLD NORTHERN ROAD HEADING SOUTH



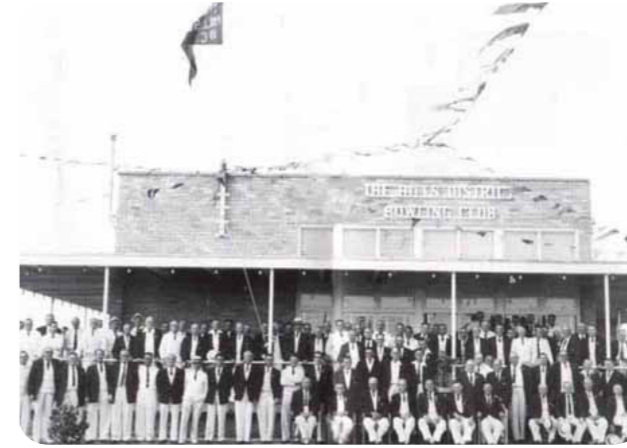
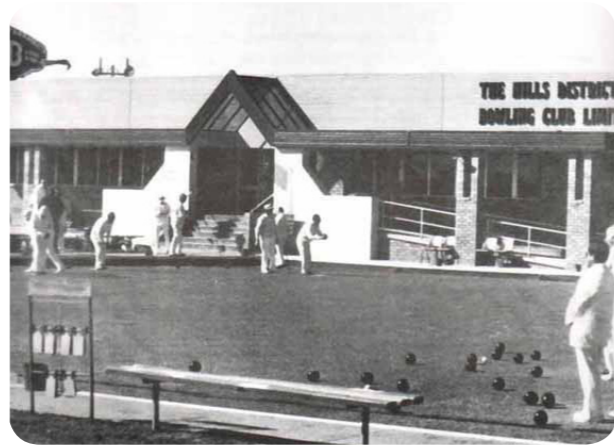
7. VIEW OF SITE FROM GEORGE SUTTON RESERVE INTERSECTION



8. VIEW TO THE SITE FROM OLD WINDSOR ROAD JUNCTION



THE HILLS CLUB – EST. 1935



The Hills Bowling Club was established in 1935 and sits on land which was previously a steam tramway which ran from Parramatta to Baulkham Hills. The original club consisted of one green and a small single room club house and verandah with views of the green. Throughout the years the club has consistently expanded and now consist of three playing greens and the current two storey club house.

A NEW HUB FOR THE HILLS



COMMUNITY



PLACE



CONNECTIVITY



AMENITY



ACTIVATION



create infill alignment with existing 6 storey street wall for urban streetscape continuity

shape tower to reduce the apparency of bulk and height, and to provide equitable solar access to site and surrounds

integrated landscaping to reduce heat loads to the urban environment

landscape podium to create 'breathable' city and soften building bulk

ESD principles employed to achieve key considerations such as natural ventilation and solar access

'green' centre of the site to allow greater amenity and create a vibrant communal hub

increase amenity for residents with roof top communal open spaces

respect existing neighbouring context with low scale residential building

residential entry to achieve street addresses and increased activation

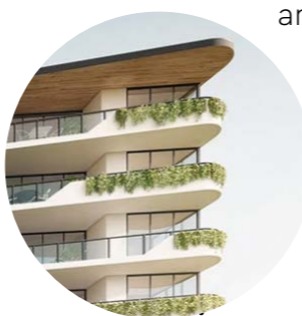
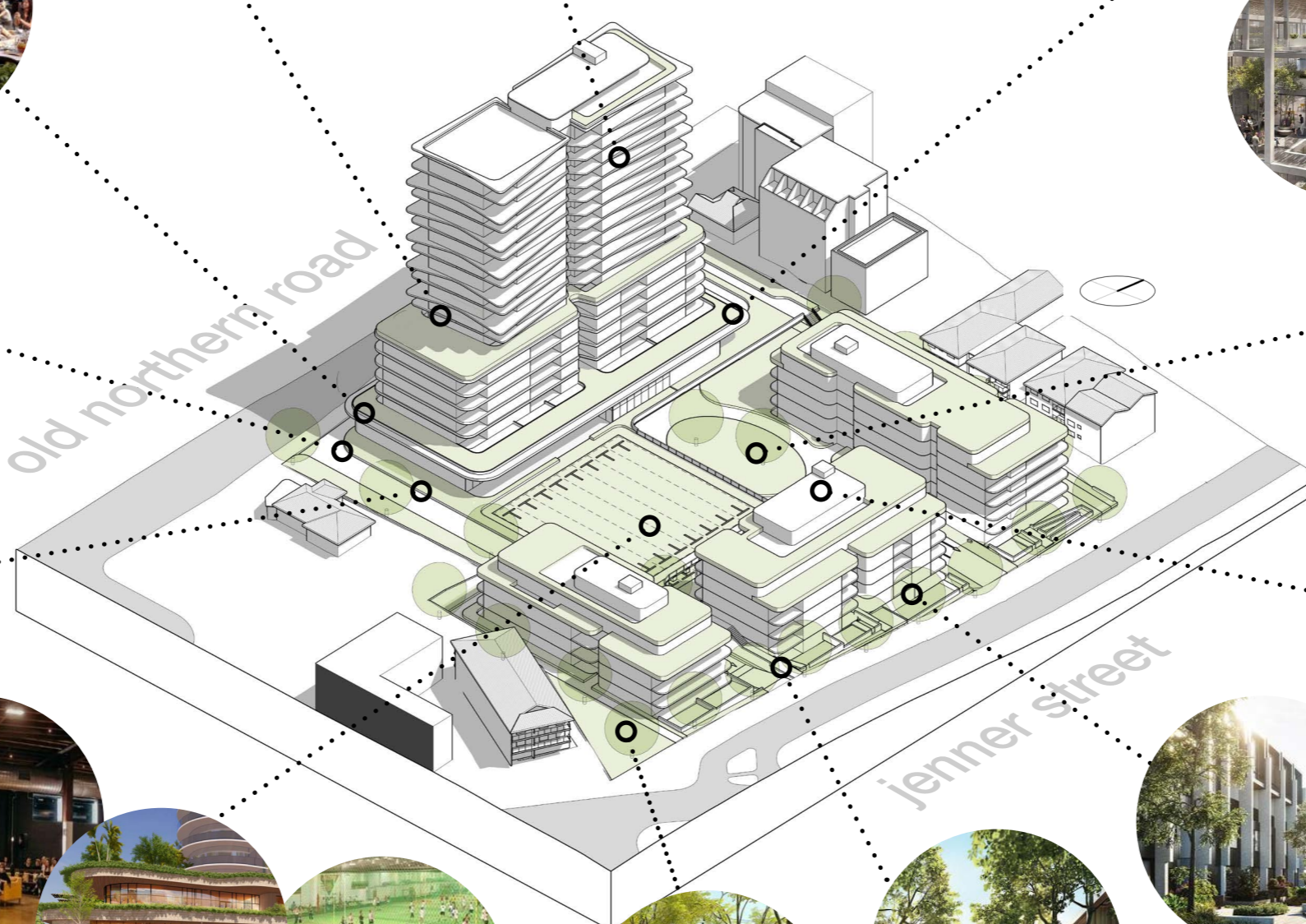
improve site connectivity by upgrading and adding through site links

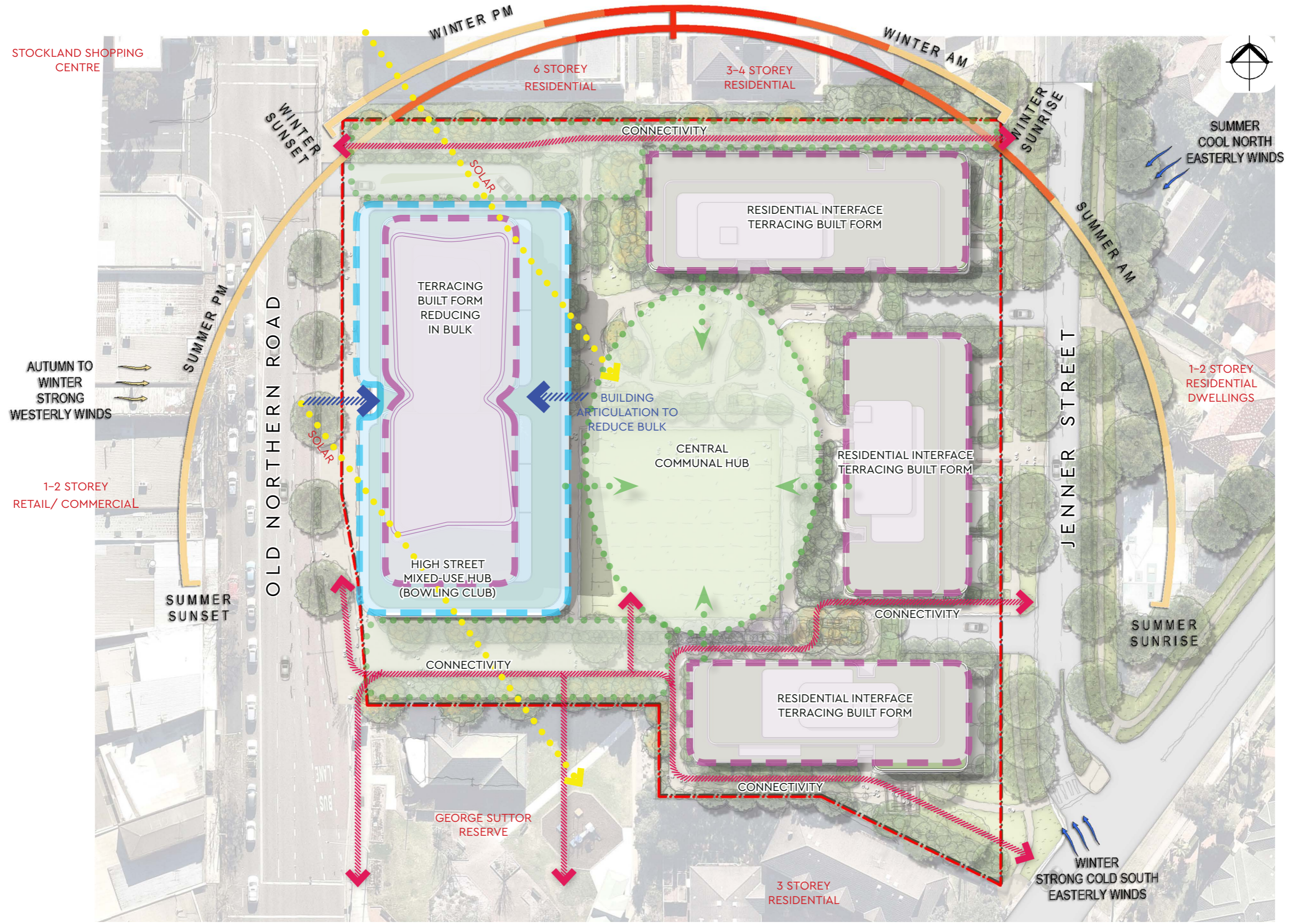
innovative stacked bowling green arrangement to accommodate multi-purpose sports and community activities

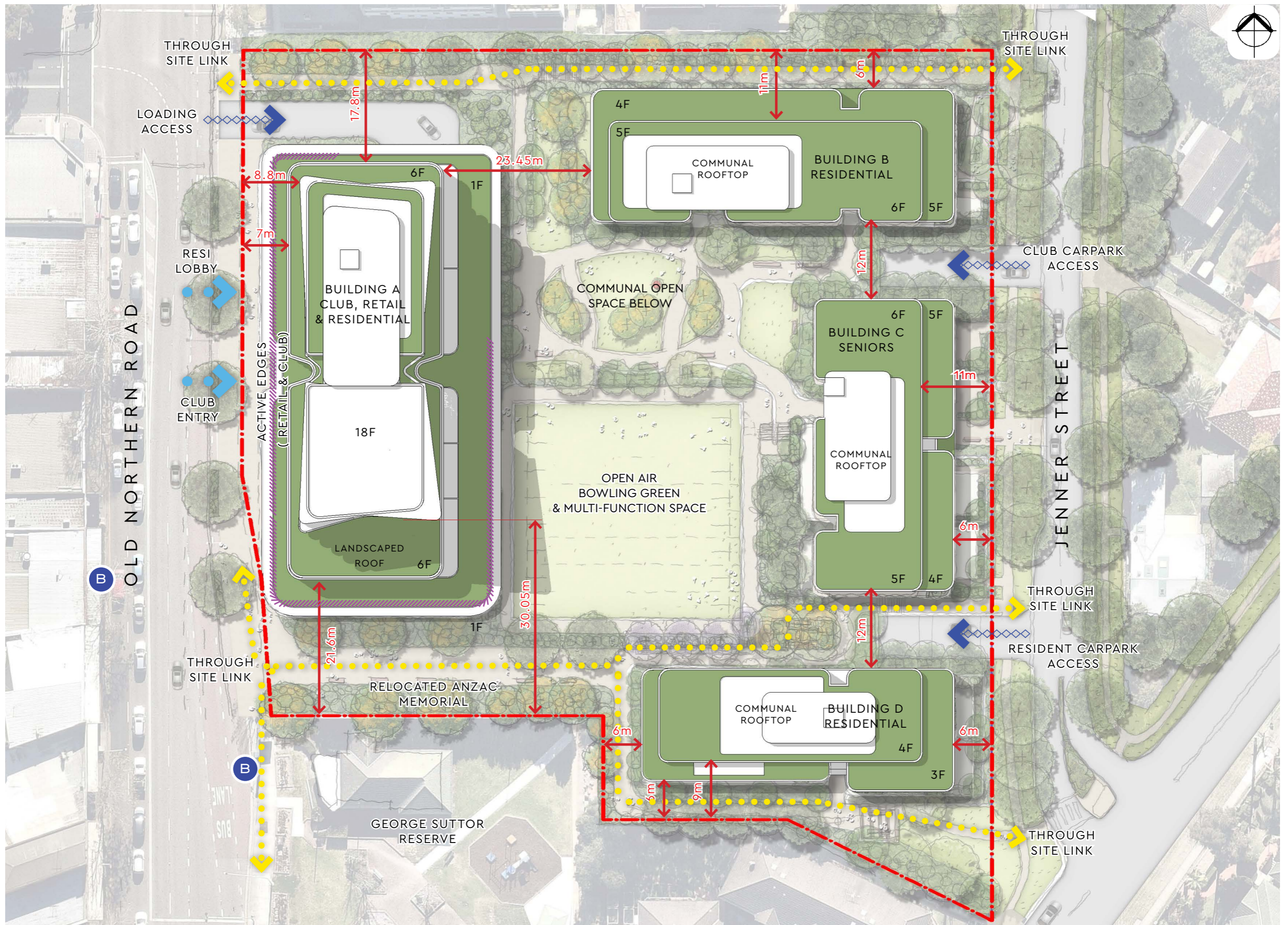
increase amenity for the community with a renewed bowling club and facilities

increase activation through a pedestrianised Public Plaza

increase retail opportunity with an activated streetscape







SITE CONNECTIVITY

The proposal responds to the Hills Shire Council's *Draft Baulkham Hills Town Centre Master Plan's* following key action points:

PEDESTRIAN MOVEMENT:

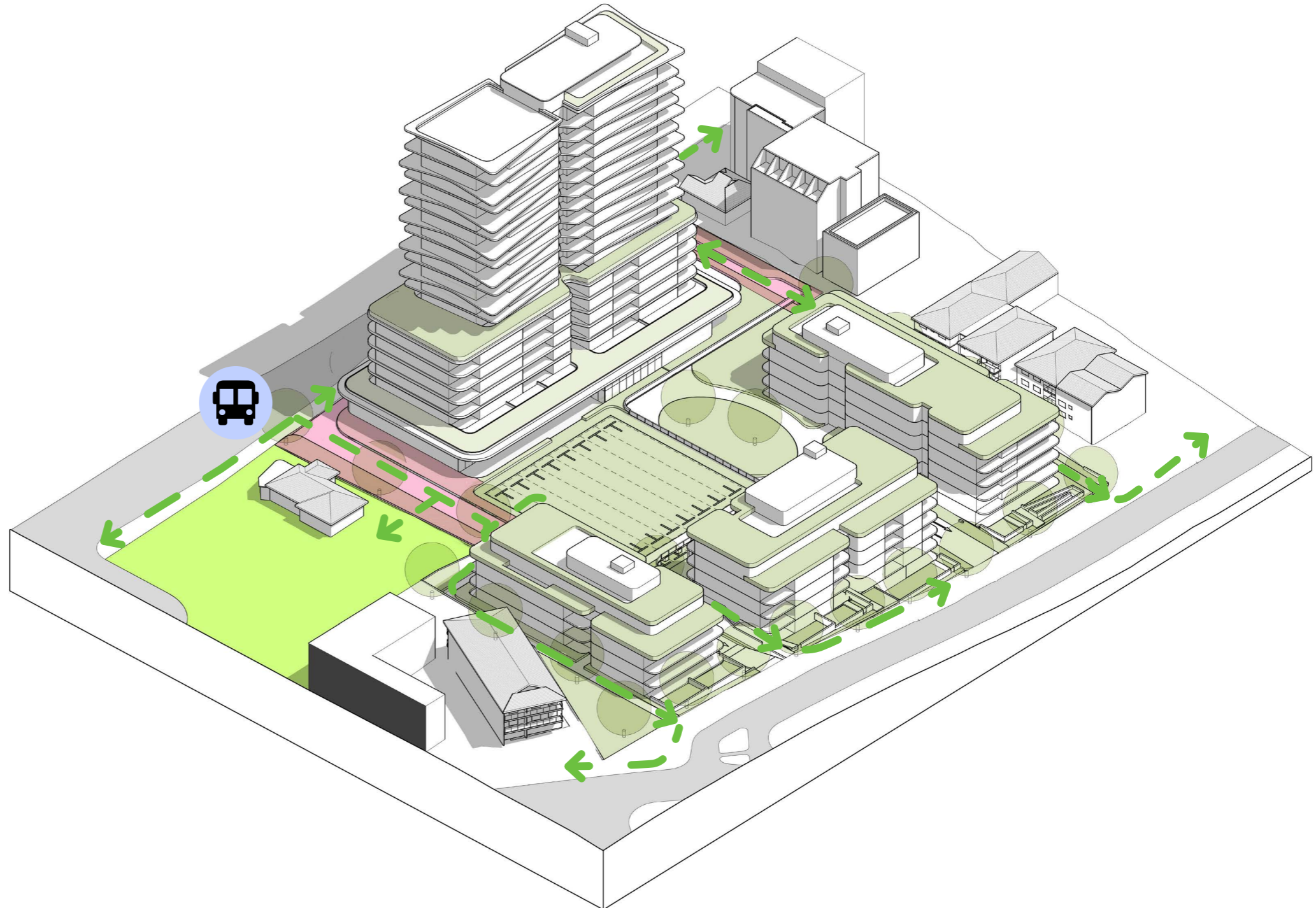
- The existing pedestrian through site link from Railway Street to the Old Northern Road 'junction' bus stop will be enhanced and improved for ease of access and to encourage pedestrian usage.
- Additional through site links from Jenner Street will be provided to increase connectivity within the town centre precinct.
- A second through site link will be provided to create a connection between Jenner St and the core of the Town Centre at Olive St and Old Northern Rd.

PEDESTRIAN PLAZAS:

- A new pedestrian plaza and Anzac Memorial is proposed at the junction of the through site link and Old Northern Road 'Junction' bus stop interfacing with the new Club and George Suttor Reserve.

OPEN SPACE:

- The proposal provides significant open space across the site through the provision of community, recreational and communal areas.
- The Anzac memorial will be relocated adjacent to George Suttor Reserve to strengthen the connection of the Club with the community through a renewed sense of place and historical significance.

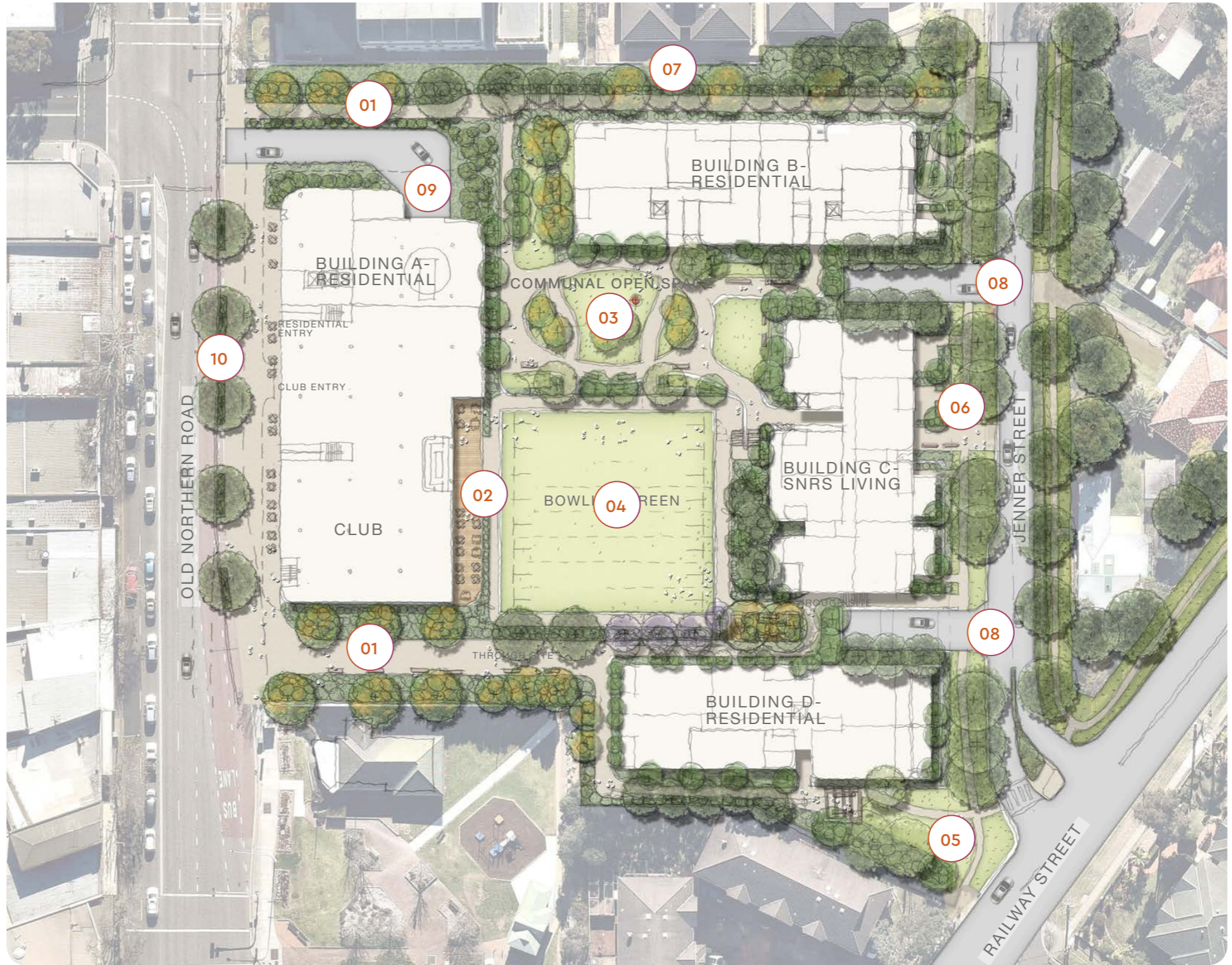


- ← - - - SITE LINK
- PUBLIC OPEN SPACE LINK
- PEDESTRIAN PLAZA LINK
- 🚌 PUBLIC TRANSPORT

GROUND PLANE

Key components of the ground plane response are as follows:

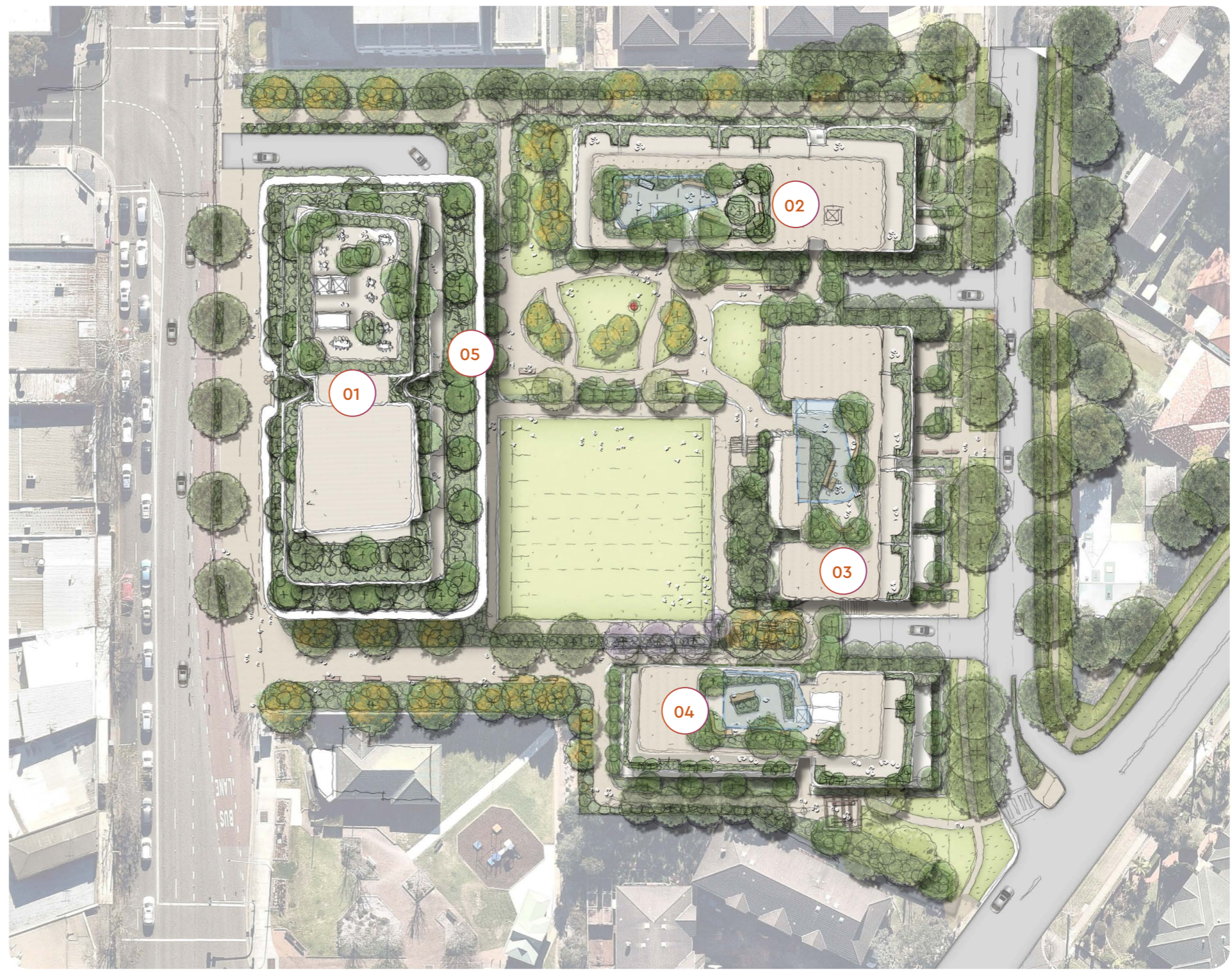
- 01 THROUGH SITE LINKS WITH PUBLIC PLAZA AND ANZAC MEMORIAL INCORPORATED
- 02 ALFRESCO SPACES LOOKING ONTO COMMUNAL GREEN SPACES
- 03 CENTRALISED COMMUNAL GREEN PROVIDING BREAKOUT SPACE TO RESIDENTS
- 04 BOWLING GREEN PROVIDING COMMUNAL RECREATION SPACE
- 05 RETENTION OF EXISTING MATURE TREES
- 06 LANDSCAPED RESIDENTIAL STREET FRONT TO ADDRESS JENNER STREET
- 07 GREEN BUFFER ZONE TO NEIGHBOURING PROPERTIES
- 08 NEW CARPARK ACCESS
- 09 LOADING ENTRY & EXIT
- 10 RETENTION OF EXISTING STREET TREES



ROOF PLANE

Key components of the roof plane response are as follows:

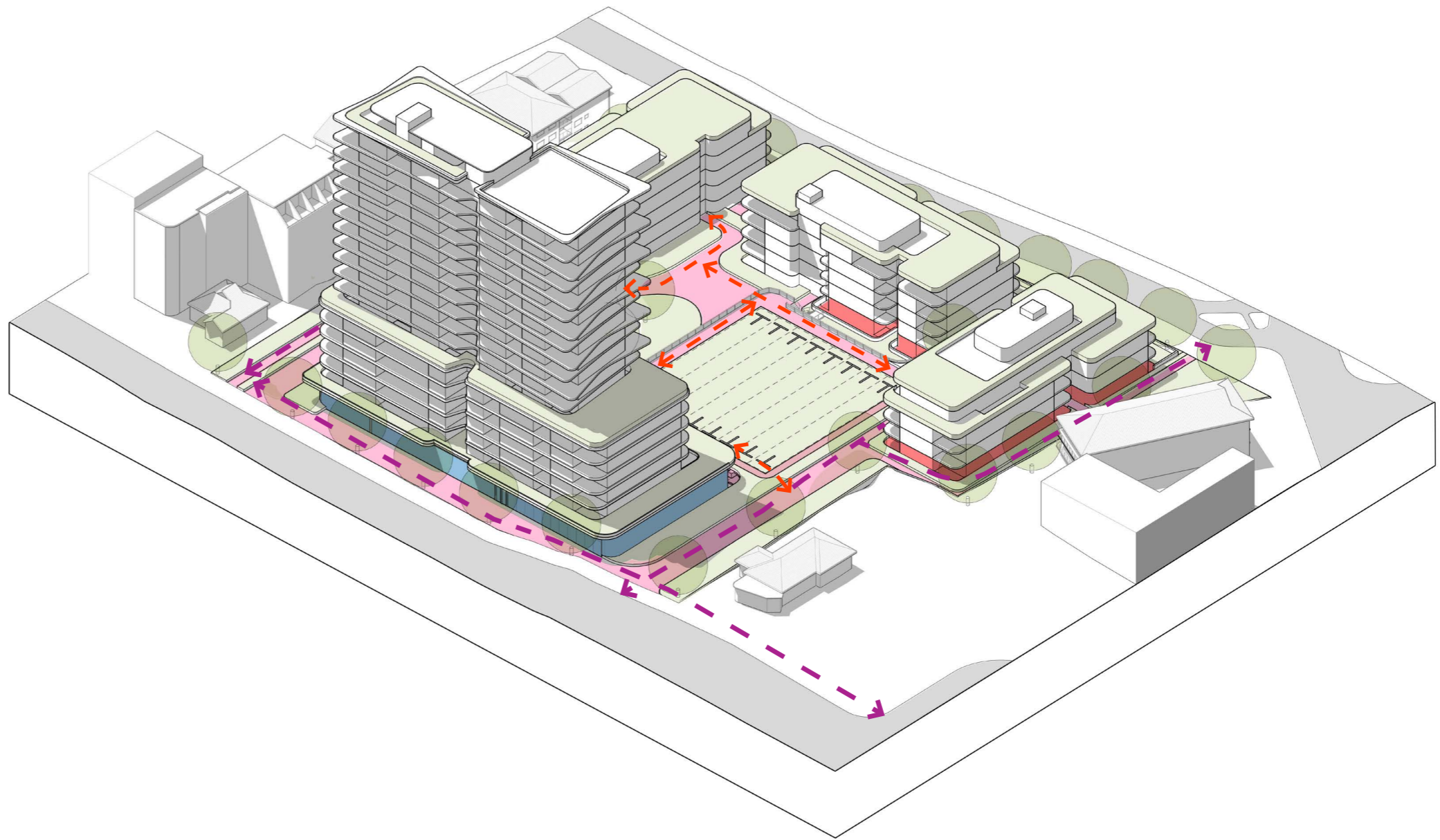
- 01 RESIDENTIAL COMMUNAL ROOFTOP & BBQ AREAS FOR BUILDING A
- 02 RESIDENTIAL COMMUNAL ROOFTOP & BBQ AREAS FOR BUILDING B
- 03 RESIDENTIAL COMMUNAL ROOFTOP & BBQ AREAS FOR BUILDING C
- 04 RESIDENTIAL COMMUNAL ROOFTOP & BBQ AREAS FOR BUILDING D
- 05 LANDSCAPED PODIUM & GREEN ROOFS



STREET ACTIVATION

Activation is proposed on all edges of the ground plane. This activation is achieved through:

- The addition of residential units on Jenner Street with the introduction of residential entries and private gardens.
- Enhancing, upgrading, and adding pedestrian through site links.
- New bowls club house and with enhanced sporting and recreation program.
- New mixed use retail / food and beverage opportunities on Old Northern Road.

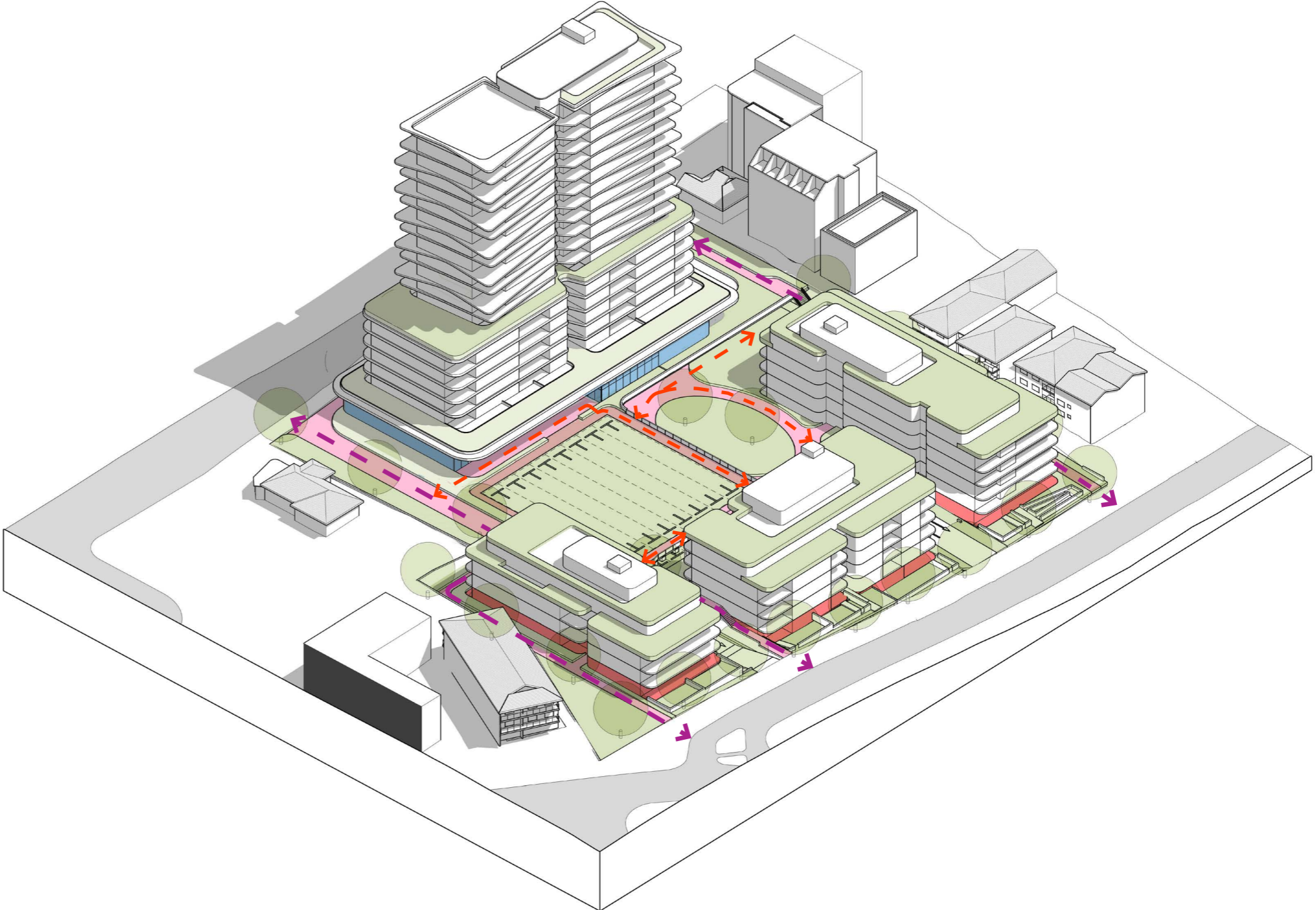


- RESIDENTIAL ACTIVATION
- RETAIL/CLUB ACTIVATION
- PEDESTRIAN THROUGH SITE LINK ACTIVATION
- ↔ PRIVATE SITE LINKS
- ↔ PUBLIC SITE LINKS

STREET ACTIVATION

Activation is proposed on all edges of the ground plane. This activation is achieved through:

- The addition of residential units on Jenner Street with the introduction of residential entries and private gardens.
- Enhancing, upgrading, and adding pedestrian through site links.
- New bowls club house and with enhanced sporting and recreation program.
- New mixed used retail and food and beverage venues on Old Northern Road.

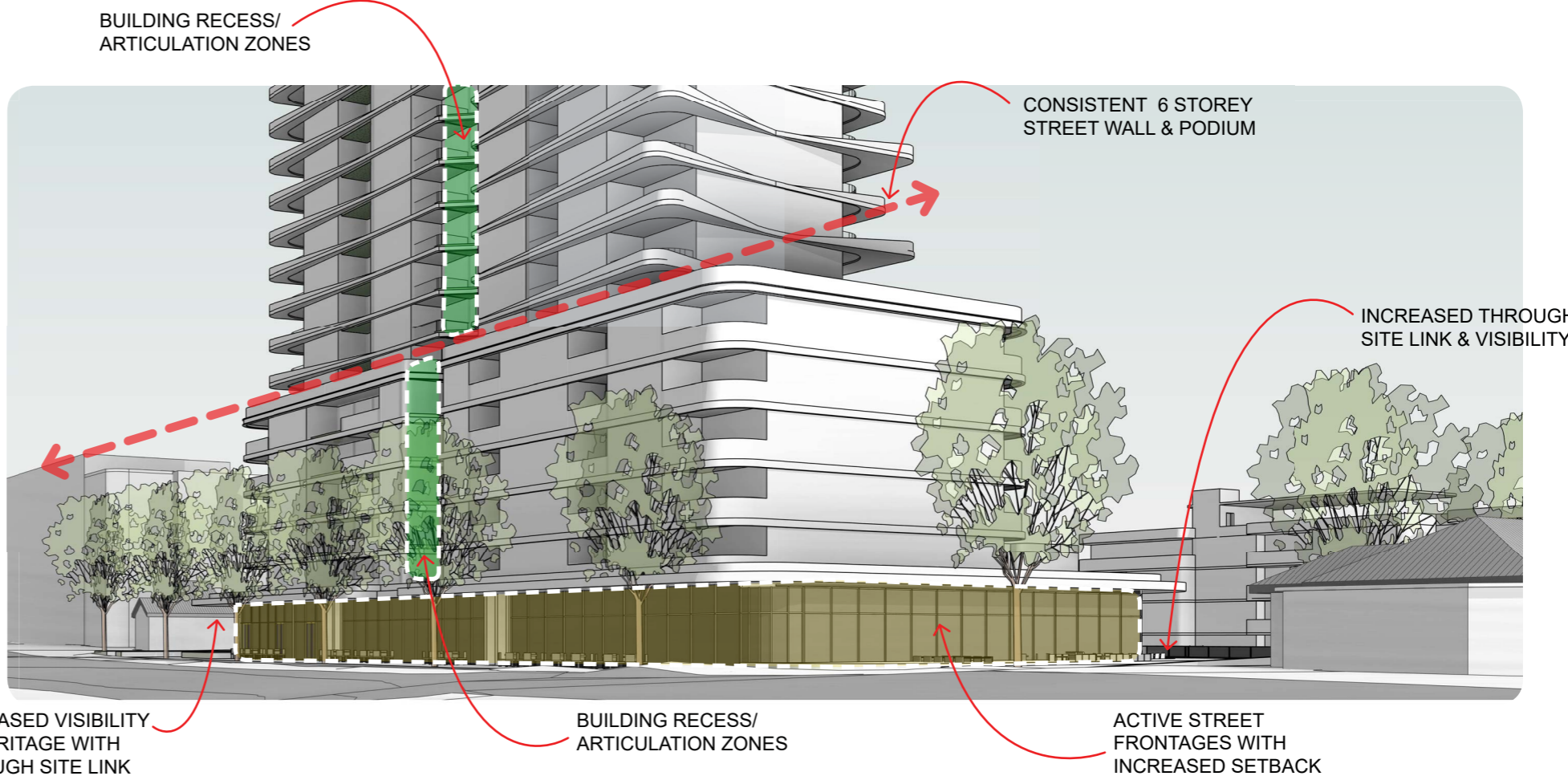
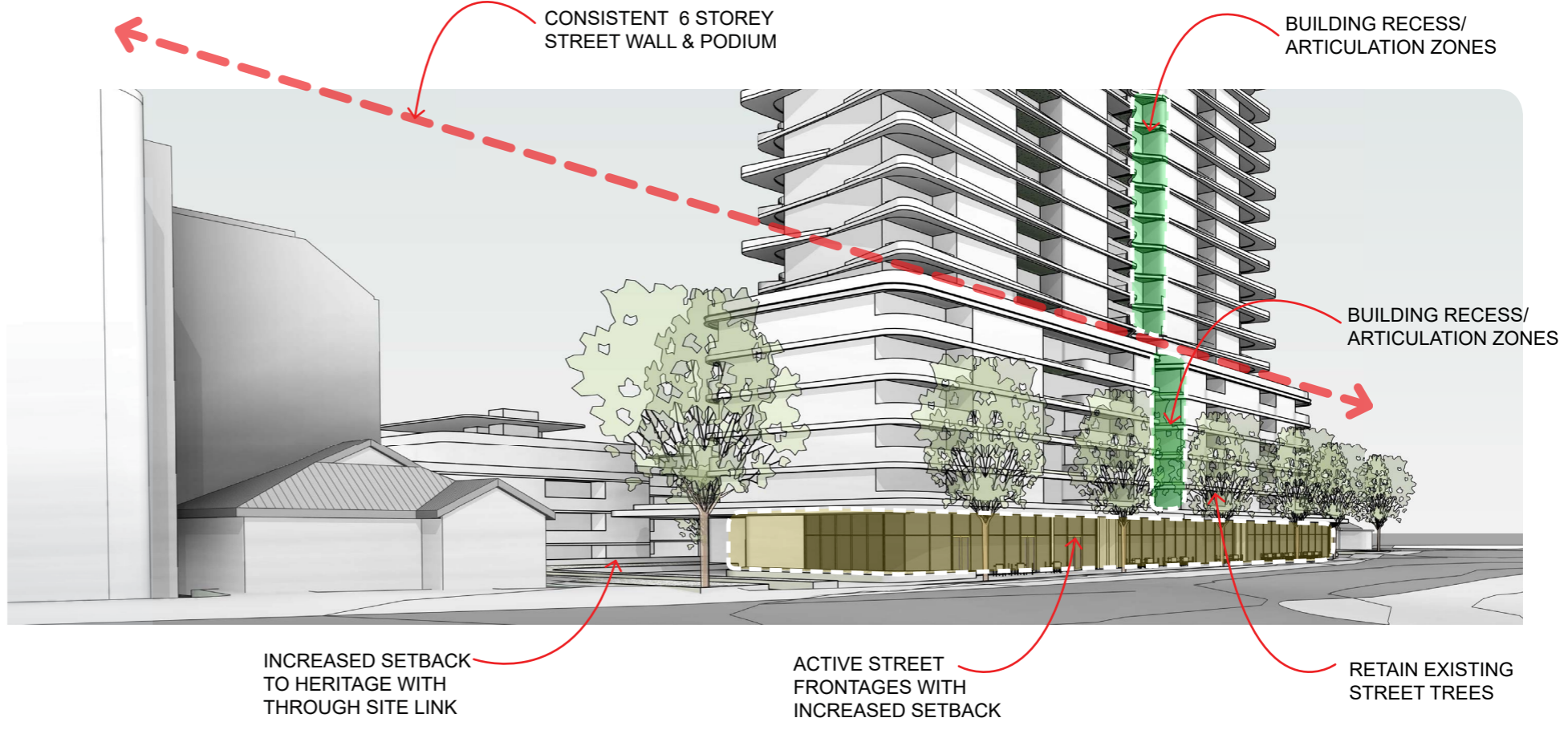


- RESIDENTIAL ACTIVATION
- RETAIL/CLUB ACTIVATION
- PEDESTRIAN THROUGH SITE LINK ACTIVATION
- ↔ PRIVATE SITE LINKS
- ↔ PUBLIC SITE LINKS

STREET WALL

A street wall will be integral to developing a comfortable streetscape and scale along the Old Northern Road frontage of the proposal. The street wall will seek to achieve:

- Alignment to the adjacent street frontages creating a cohesive urban streetscape along Old Northern Road.
- Infill to the streetscape from the identified northern gateway at Hill Street to the southern gateway at Windsor Road.
- Awnings for weather protection and retail, club and residential addresses to activate the street.



STREET MATERIALITY

The proposed materiality of the podium and street frontage has been selected to provide a transparency to the street wall, this will enable the development to achieve:

- A clear view of the activities within the building and site which in turn encourages activation from pedestrians on the street edge.
- Allows the street to remain activated for a range of hours during both day and night and promotes the feeling of safety to the 'junction' bus stop on Old Northern Road.
- Light spillage from the Club and associated retail to allow increased passive surveillance during later hours.



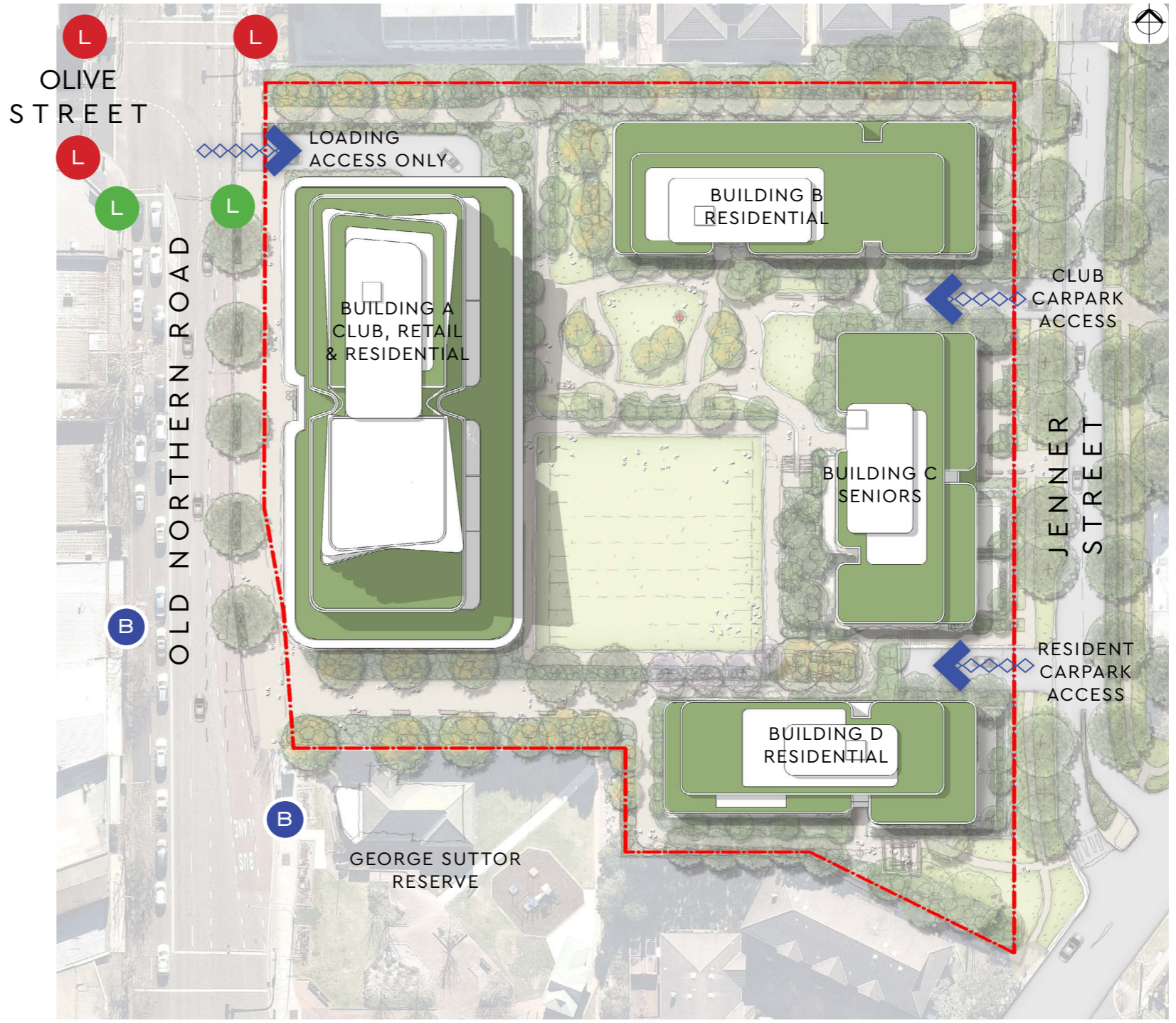
glazed and activated street facades to allow for transparency, illumination and activity to the streetscape

TRAFFIC AND PARKING

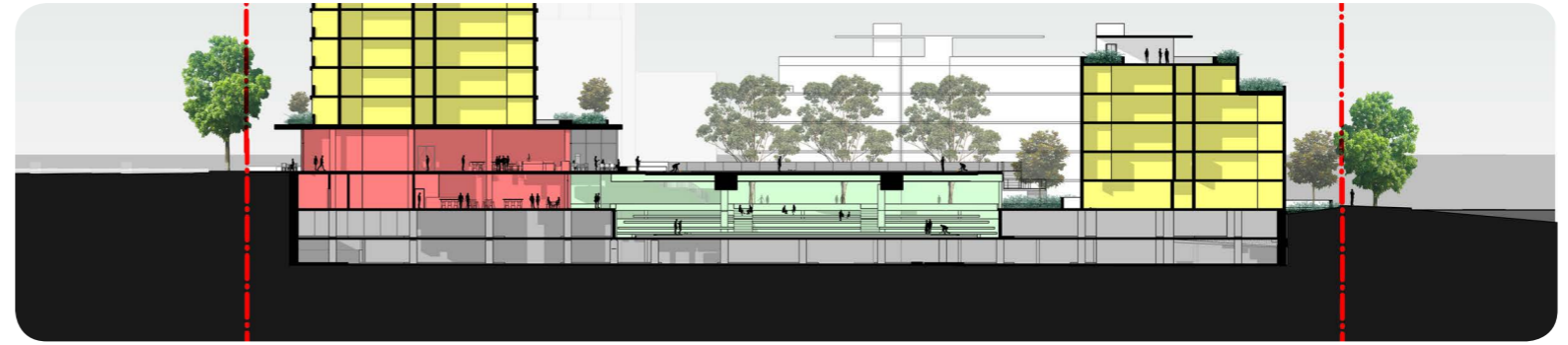
The proposal seeks to rationalise the traffic movement to and from the site to create a safe and functional environment.

Proposed traffic interventions are as follows:

- Clearly defined entry and exit points with a proposed separation of the loading dock, bowling club and residential entry.
- Secured parking for residential spaces.
- Defined spaces for Club parking and residential visitor spaces.
- Basement Parking is proposed to reduce bulk and interruption to the streetscape.



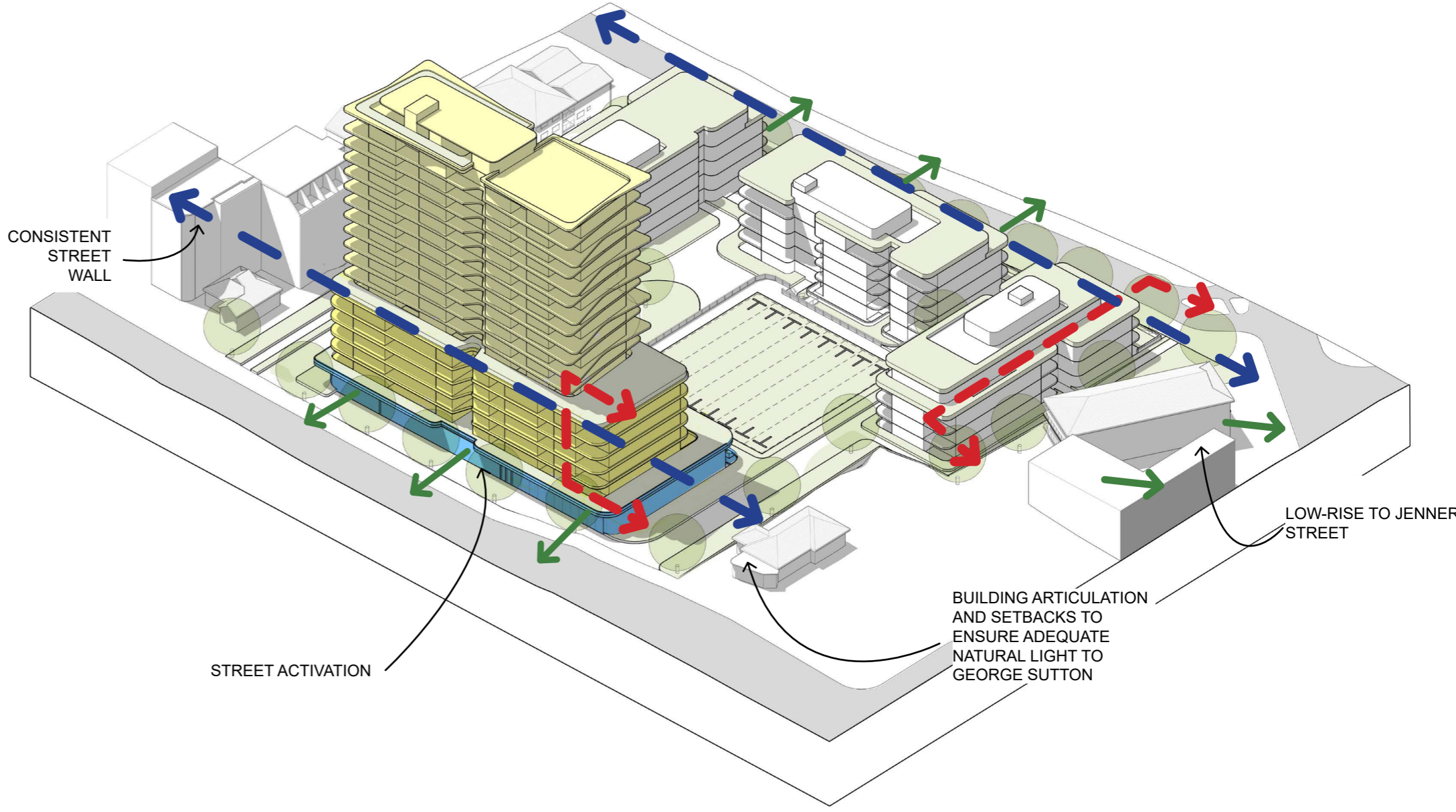
- B** EXISTING BUS STOP
- L** EXISTING TRAFFIC LIGHTS
- L** PROPOSED TRAFFIC LIGHTS



CONTEXT AND NEIGHBOURHOOD CHARACTER

The proposal responds to its site and context by seeking to:

- Activate the Old Northern Road street frontage with a new bowling clubhouse, retail, food and beverage venues.
- Reinforce the current street alignment and streetscape with the introduction of a new podium and activated street wall.
- Reinforce the town centre by the recreation of an urban community precinct.
- Connecting the identified town centre precincts of Central, Old Northern Road, Stockland Mall, and Railway Street Precincts via proposed through site links and an activated ground plane response.
- Respect the neighbouring low to medium scale residential developments on Jenner and Railway Streets, with low scale residential buildings.
- Built form addressing both Old Northern Road and Jenner Street considering design principles outlined in The Hills Shire Council Draft Baulkham Hills Town Centre Master Plan.



- ← → APPROPRIATE HEIGHT/BULK
- - - APPROPRIATE SETBACK, ARTICULATION & BULK FOR NATURAL LIGHT TO NEIGHBOURS
- ← → STREET ADDRESS
- STREET ACTIVATION
- RESIDENTIAL TOWER

BUILT FORM AND SCALE

The proposed built form comprises of 3 distinct typologies

RESIDENTIAL 'ANCHOR' BUILDING:

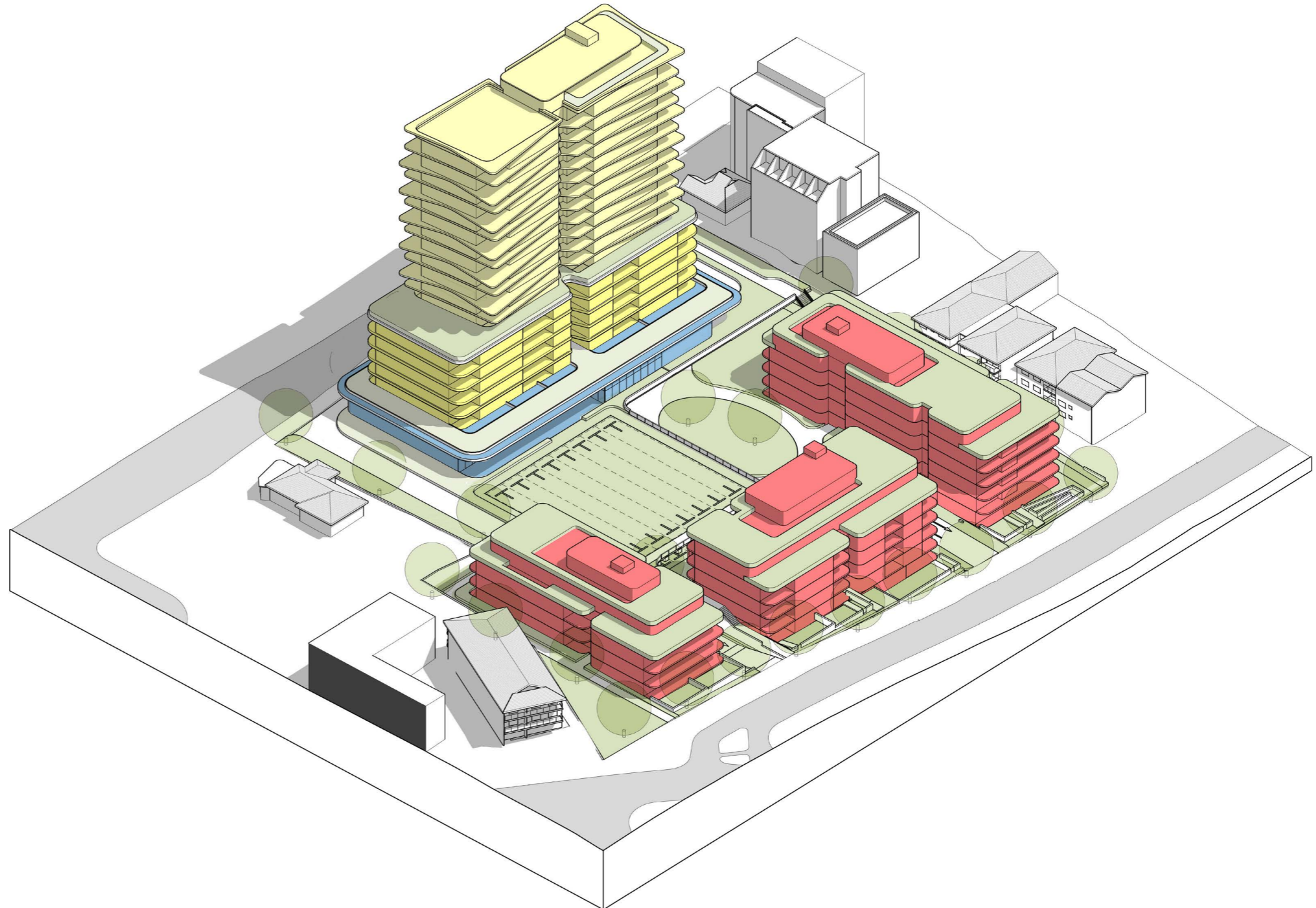
- The Old Northern Rd 'anchor' tower, when viewed from the gateway intersection both identifies and anchors the town centre.
- The tower form maximises building breaks to soften the building and to integrate vertical gardens to create the foundations for a 'breathable city' within Baulkham Hills town centre.

LANDSCAPED PODIUM:

- The landscaped podium will contain new residential entries, bowling club house, retail, food and beverage venues to form an activated streetscape on Old Northern Road.
- The podium/ street wall has been heavily articulated with landscaped elements to minimise the bulk and scale of the development as experienced from the public domain via Old Northern Road.
- The proposed shop fronts and street wall activates the streetscape by encouraging pedestrian movement along Old Northern Road and through the town centre precincts.

LOW SCALE RESIDENTIAL BUILDINGS:

- Proposed 4-6 storey residential buildings located along Jenner and Railway Streets respond to the neighbouring context of low scale residential developments.
- The reduced scale allows natural light to neighbouring properties.



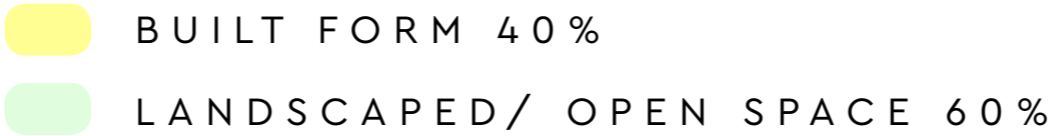
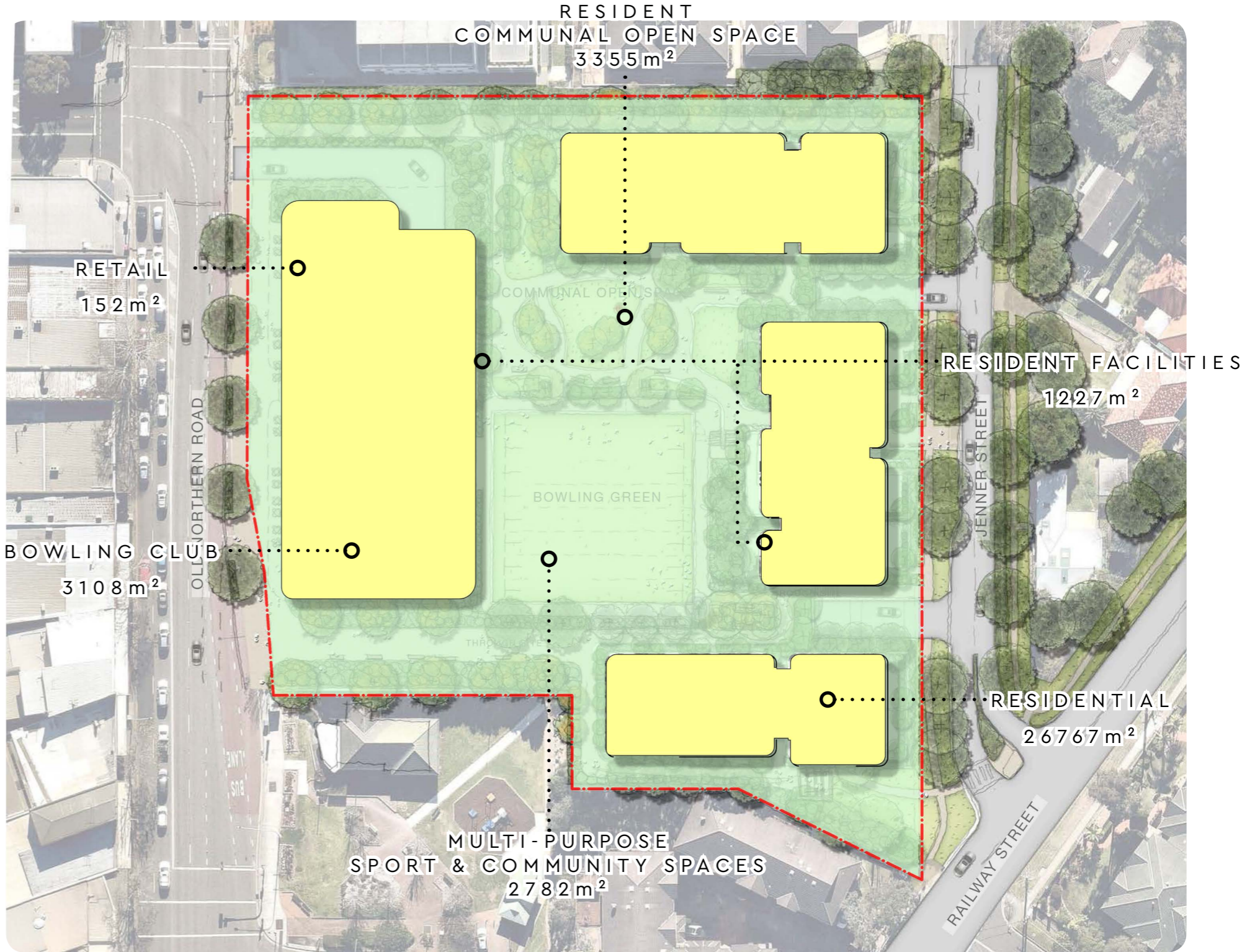
- RESIDENTIAL TOWER (HIGH)
- STREET WALL/PODIUM (MID)
- LANDSCAPED PODIUM
- LOW-RISE RESIDENTIAL

DENSITY

The proposed density on site is carefully considered to achieve maximum amenity to the site through:

- A range of building typologies which respond to their respective contextual addresses and appropriate for the Town Centre.
- Distribution of height and density on site to respect the lower scale neighbours on Jenner and Railway Streets.
- Equitable and good building design to achieve a high level of amenity for residents and each apartment. With more than 50% of the site cover dedicated to landscape and open space.
- An uplift that facilitates a high level of amenity not only for the residents but for the broader community.

The proposal is in keeping with the Baulkham Hills shire's density pattern with a proposed FSR of 2.24:1. Which is similar to other strategic sites in the town centre.



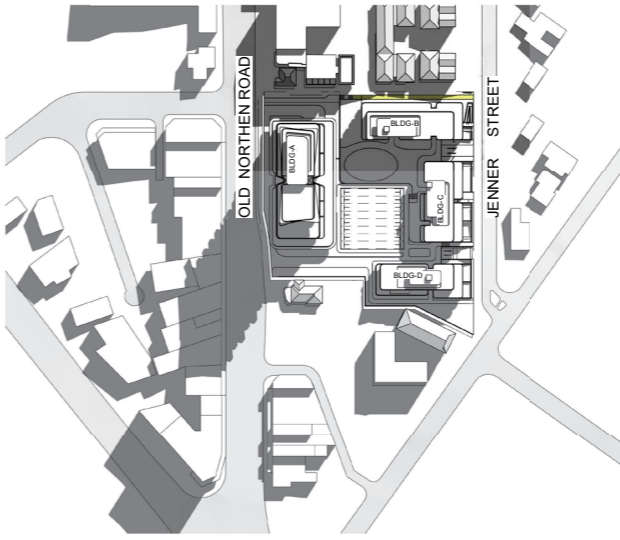
SUSTAINABILITY AND AMENITY

The solar access, natural light and cross ventilation for the proposal is benchmarked against the requirements in SEPP 65 and the Hills Shire Council DCP.

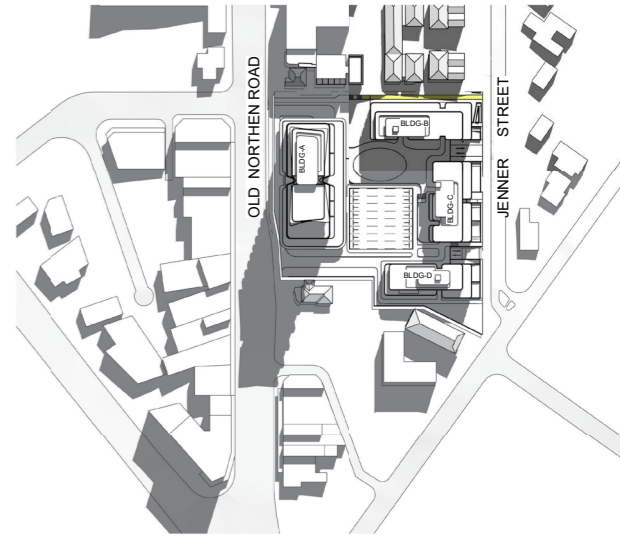
The proposal seeks to achieve and improves the solar access, natural light and cross ventilation requirements as illustrated.



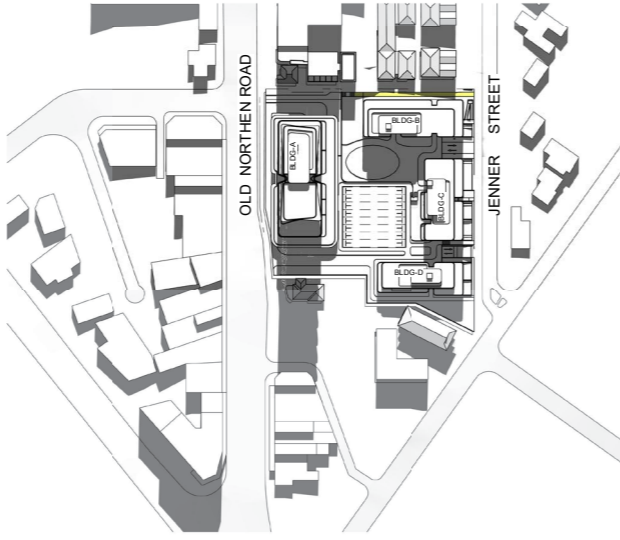
9 am - 21 June



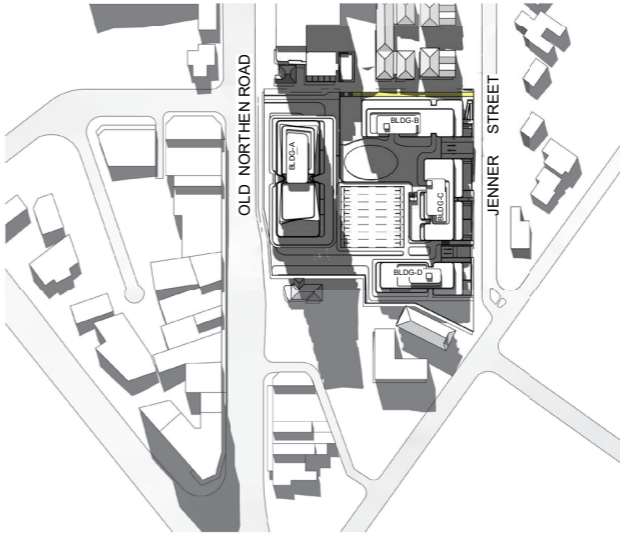
10 am - 21 June



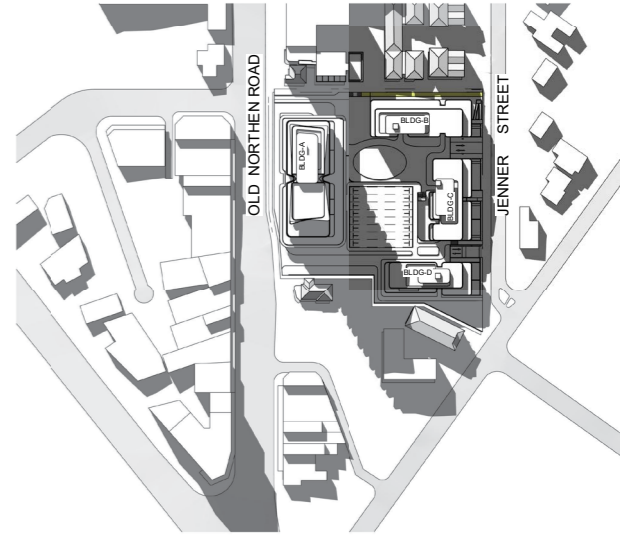
11 am - 21 June



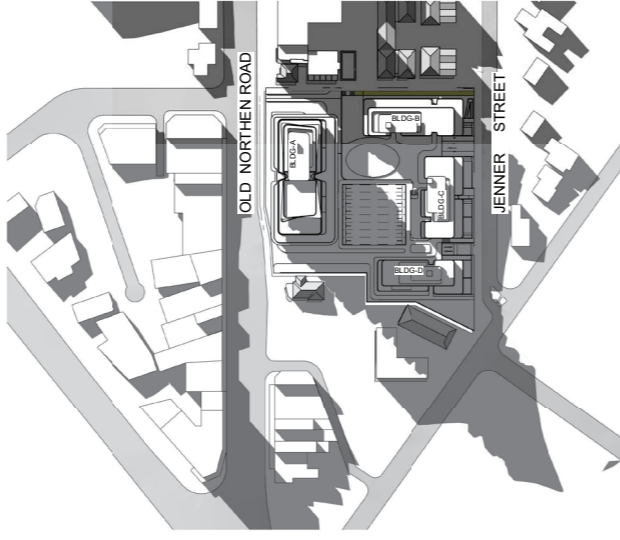
12 pm - 21 June



1 pm - 21 June



2 pm - 21 June



3 pm - 21 June

SHADOW DIAGRAMS

SOLAR ACCESS TO GEORGE SUTTOR

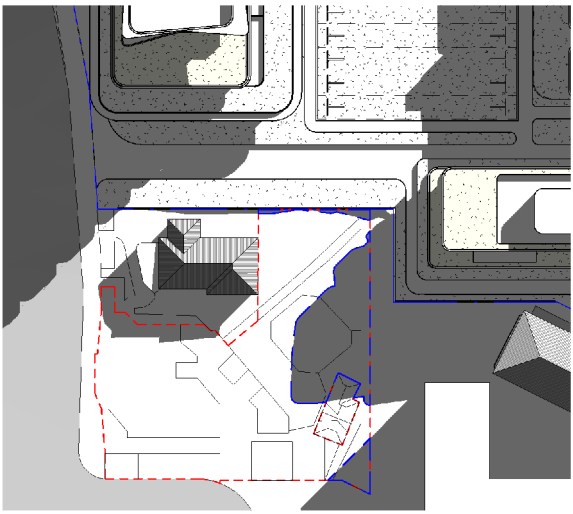
The preferred envelope maintains a suitable level of sunlight to George Suttor Reserve in mid-winter by limiting building height at the eastern end of the site, orienting the proposed tower on the north-south axis and limiting building depth on the east-west axis.

The adjacent shadow analysis demonstrates that George Suttor Reserve receives excellent solar access in midwinter during the morning hours with 82%-99% of the park in the sun.

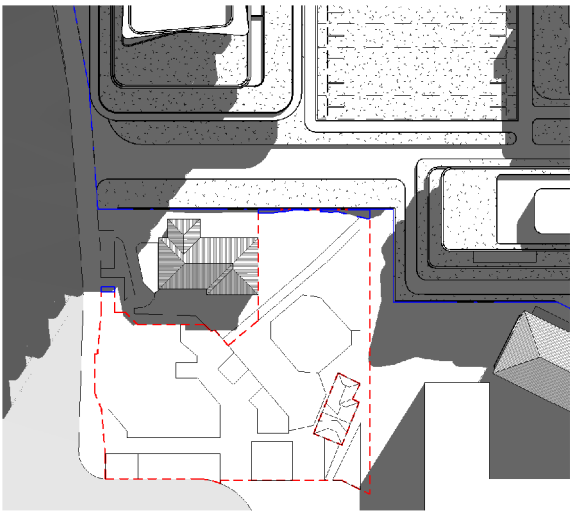
Overall, the extent of solar access to the reserve is very good and the amenity of the reserve is not unreasonably impacted.

TIME	SUN LIGHT		SHADOW	
	m2	%	m2	%
9am	1366m2	82.5%	290m2	17.5%
10am	1643m2	99.2%	13m2	0.8%
11am	1499m2	90.5%	157m2	9.5%
12pm	1056m2	63.7%	600	36.3%
13pm	619m2	36.7%	1049m2	63.3%
14pm	1085m2	65.5%	571m2	34.5%
15pm	1326m2	80%	330m2	20%
AVERAGE		74.1%		25.9%

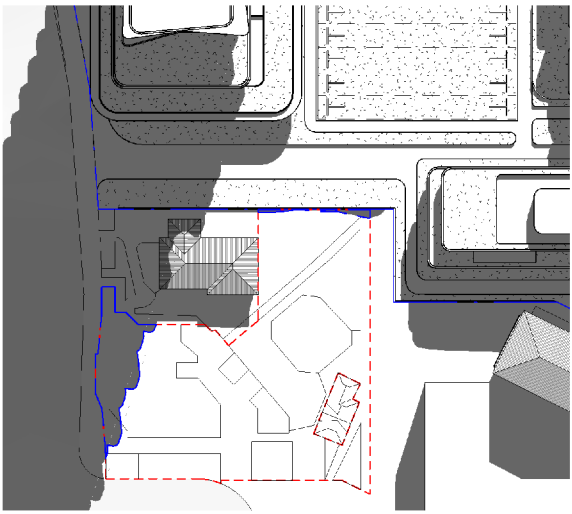
--- DENOTES PARK AREA: 1656m2
 --- DENOTES SHADOW



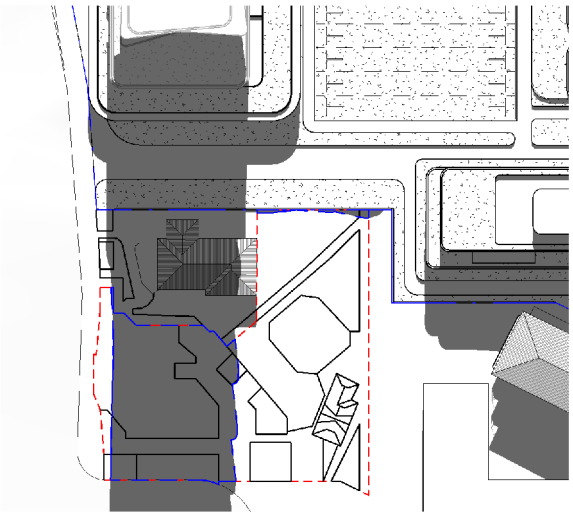
9 am - 21 June



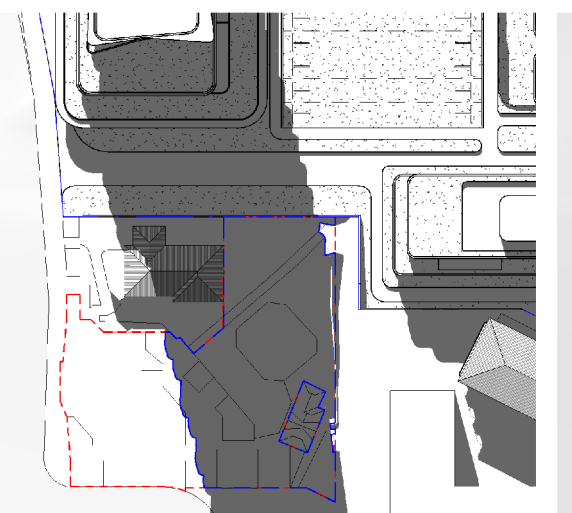
10 am - 21 June



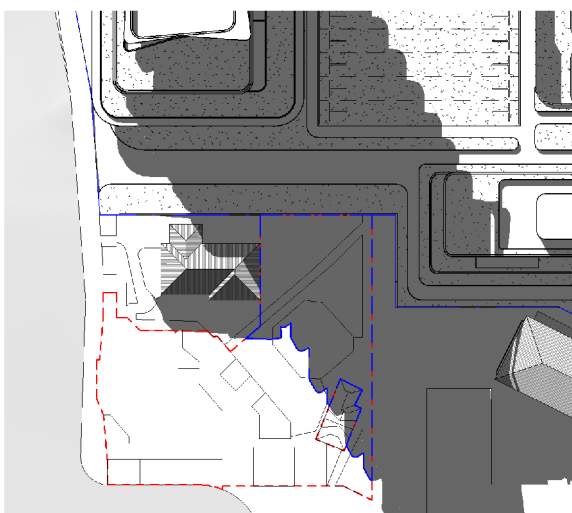
11 am - 21 June



12 pm - 21 June



1 pm - 21 June



2 pm - 21 June

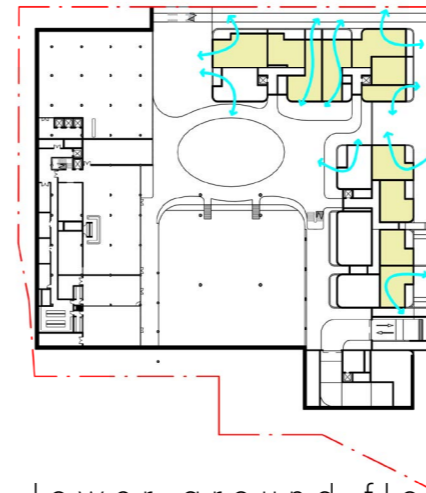


3 pm - 21 June

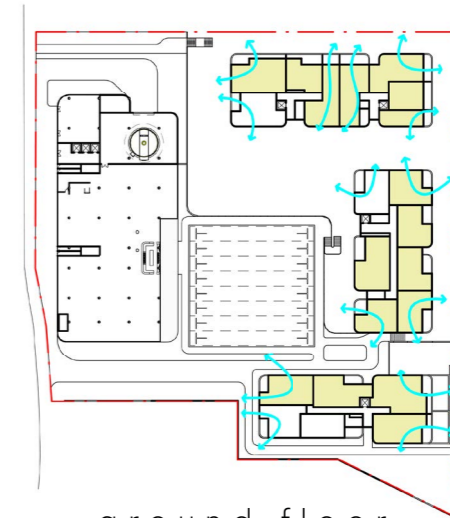
SHADOW DIAGRAMS



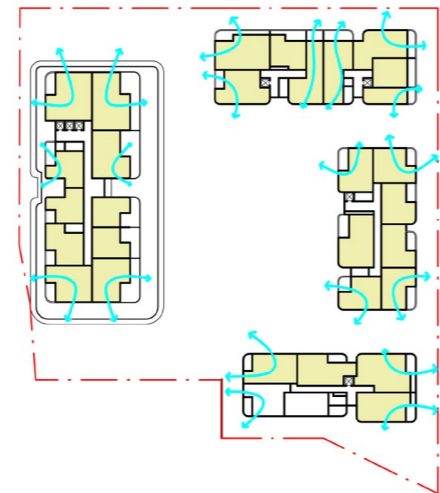
basement level



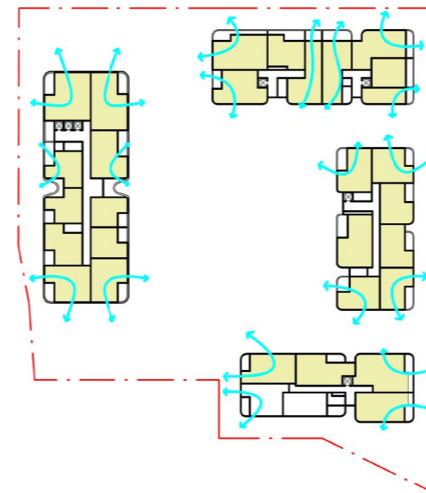
lower ground floor



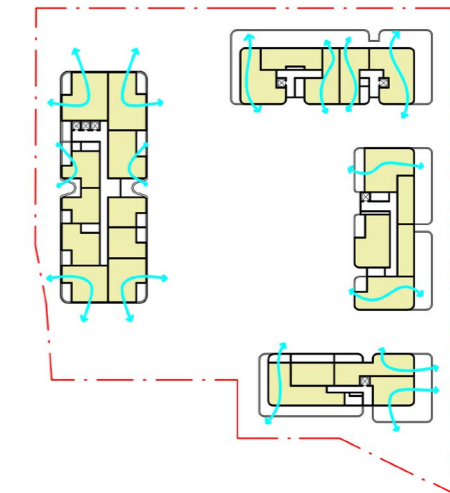
ground floor



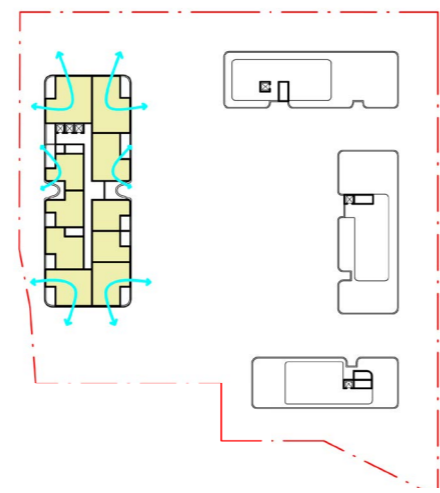
level 1



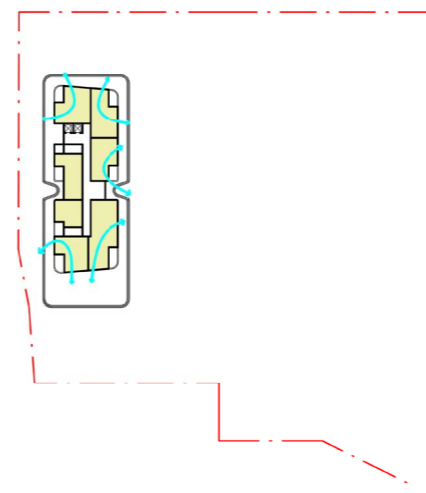
level 2



level 3



level 4 - 5



level 6 - 9



level 10 - 17

 CROSS VENT 74%
 SOLAR ACCESS 95%

CROSS VENTILATION & SOLAR ACCESS

LANDSCAPE

The proposal is in keeping with the landscaping and open space objectives in the Hills Shire Council Baulkham Hills Town Centre DCP

The proposal seeks to incorporate:

- Activated ground plane consistent with the wider site context and town centre.
- Highly terraced landscaped podium and tower to soften the built form.
- Landscaped rooftop gardens with communal facilities and seating as breakout spaces to increase amenity to each building.
- Communal opens spaces which facilitate social interactions between differing groups of residents, creating a neighbourhood feel.
- Retention of established trees along the pedestrian through site link.
- Dedicated landscape and deep soil areas to exceed minimum requirements.
- The multi-function nature of the central landscaped area at ground level allows for a diverse range of functions and activities to activate the site and surrounding area.



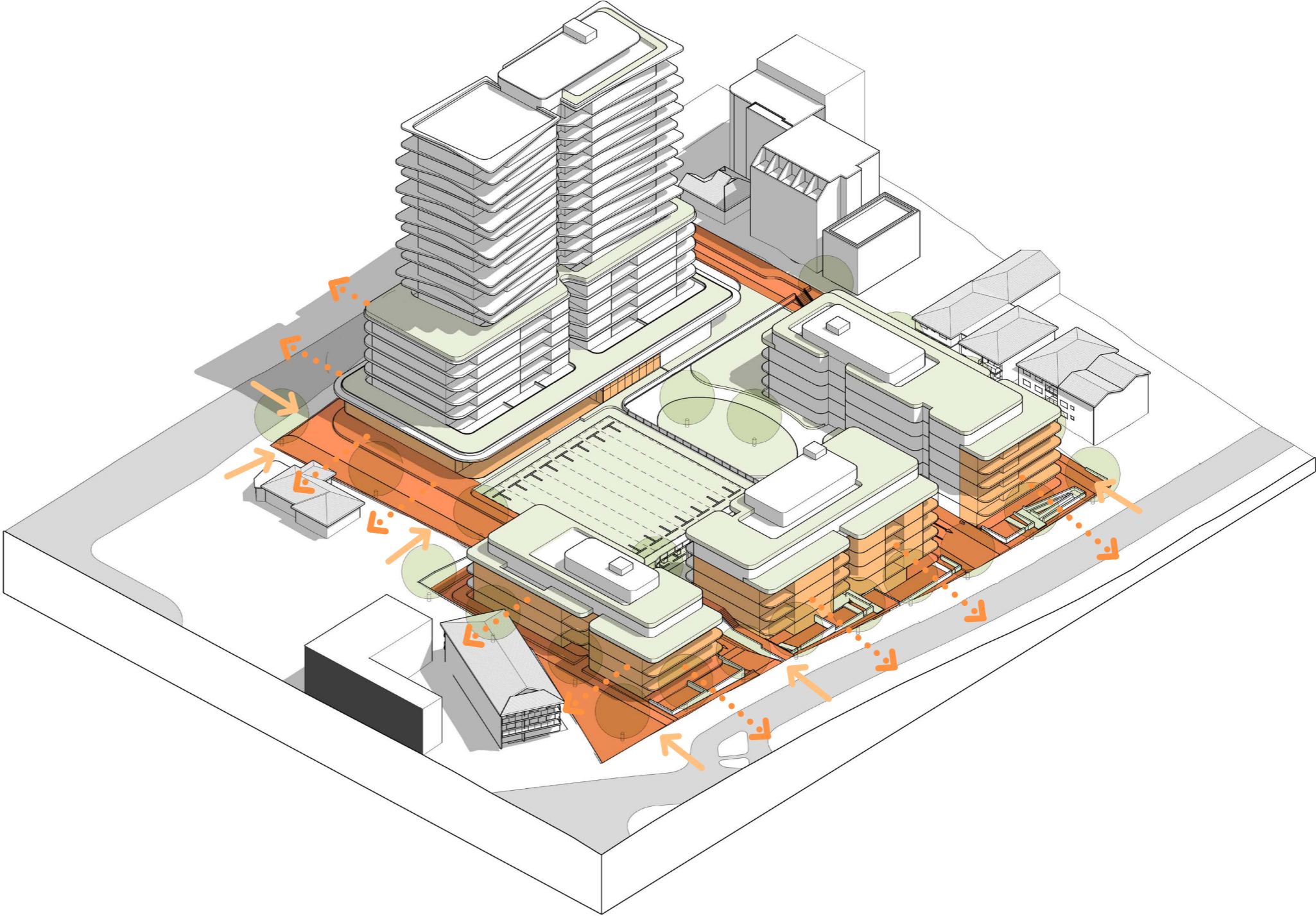
● COMMON LANDSCAPE SPACE

● PRIVATE LANDSCAPE SPACE

SAFETY

The proposed design improves the safety and security to the bowling club precinct as follows:

- The proposed podium/ street wall on Old Northern Road will increase activation and pedestrian movement and in turn increase passive surveillance and the feeling of security and safety.
- Residential units on Jenner Street and Railway street increase passive surveillance for the existing neighbourhood and the through site link.
- The proposed public and private domain, whilst highly integrated and seamless, will incorporate clearly defined access points, defined areas and uses.



- PASSIVE SURVEILLANCE
- GROUND LEVEL ACTIVATION

HOUSING DIVERSITY AND SOCIAL

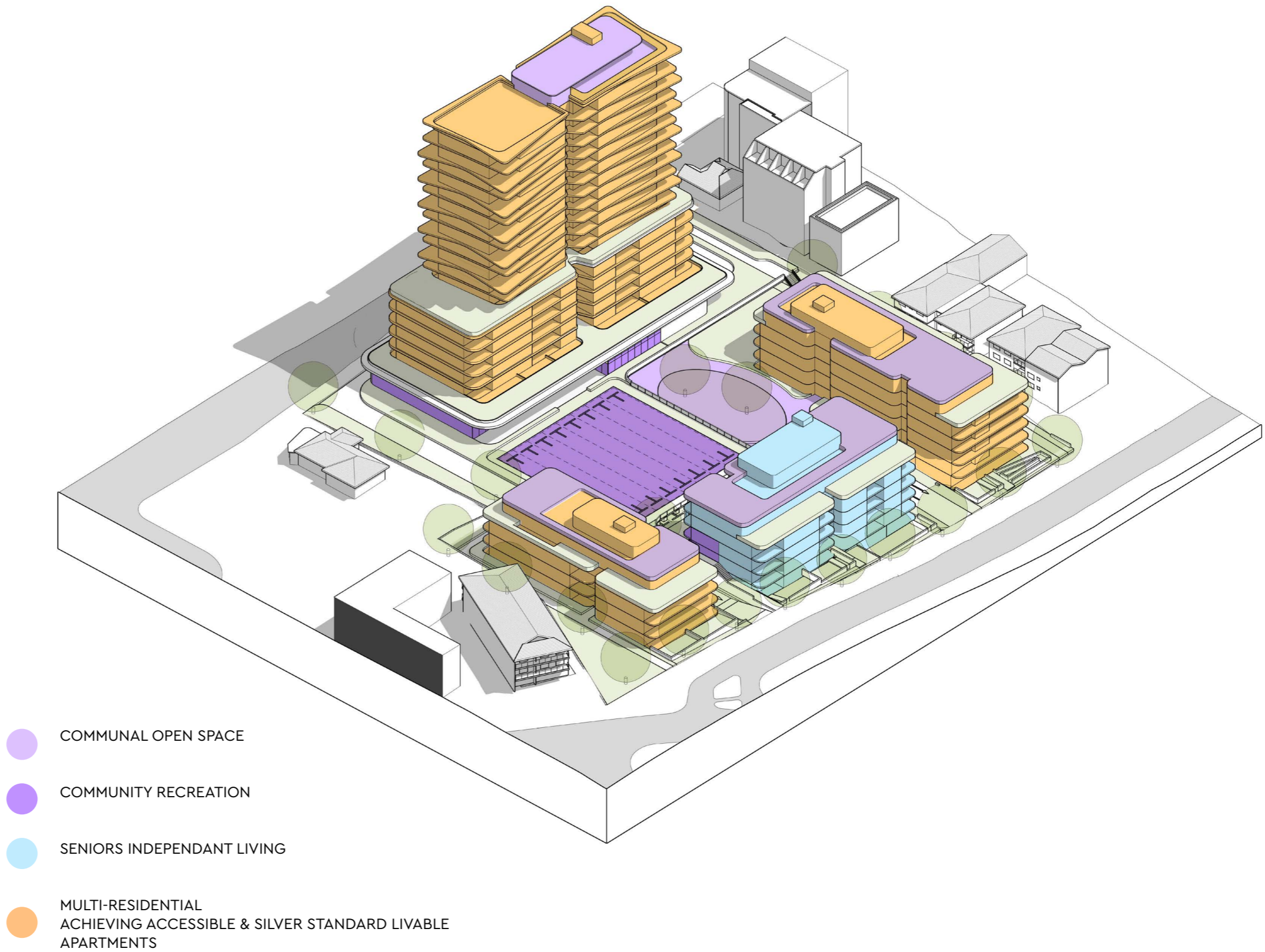
INTERACTION

The provision of housing diversity creates opportunities for social connections across a range of age groups within the community. This is a key element of the proposal which will be achieved as follows:

- The proposal will comply with the unit mixes and sizes outlined in the Hills Shire Council Residential Flat Building DCP controls.
- The proposal will incorporate seniors living, accessible units, and livable housing to a silver level.
- The proposal will retain the bowling club with 2 bowling greens and associated community recreation facilities to enable increased social interaction between diverse groups.
- The 2 new bowling greens will also act as a multi-function recreation spaces, providing increased activation and extended uses for the community.
- The new bowling club will also contain new F & B and function/conference venues which are to operate cohesively with the bowling greens and multi-function recreation space to increase amenity for members and visitors.

Proposed Apartment Type & Mix

	TYPE 1	TYPE 2	TYPE 3	TOTAL
1 BED	18	0	22	40/ 17%
2 BED	50	57	36	143/ 63%
3 BED	1	9	35	45/ 20%
TOTAL	69/228 30%	66/228 29%	93 /228 41%	



AESTHETIC

The proposed materiality and aesthetic addresses three key concerns:

Site and context

- Sandstone selected references the historic tramway cutting.
- Clear glass is selected for transparency and street wall qualities matching the town centre.

Durability and Maintenance

- Aluminium screens and cladding have been selected for their durability.
- They provide low maintenance qualities ideal to maintain the quality of the finishes for the overall life-span of the building.
- They also come in a range of colours and finishes creating interest and diversity in facade design.

Warmth and Humanising

- Natural timber and stone is selected to create tactility and warmth, creating a welcoming overall environment.
- Integrated lighting creates a sense of security and comfort.



CLEAR GLAZING



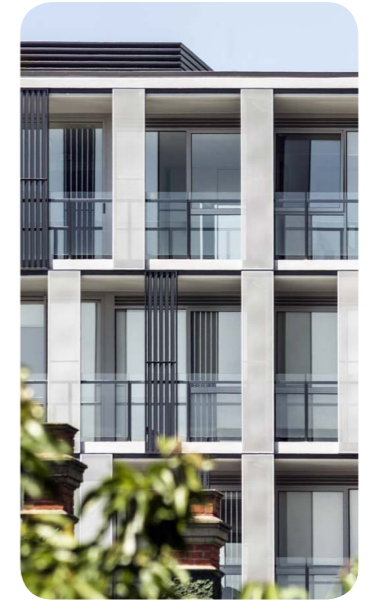
TRANSLUCENT AWNINGS AND SUN SHADING



LANDSCAPED WALLS



ALUMINIUM SUN AND PRIVACY SCREENS



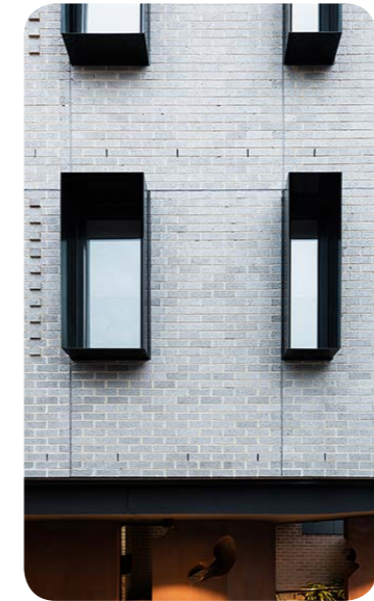
FACADE FENESTRATION



CONCEALED LIGHTING PUBLIC DOMAIN



NATURAL SANDSTONE CLADDING



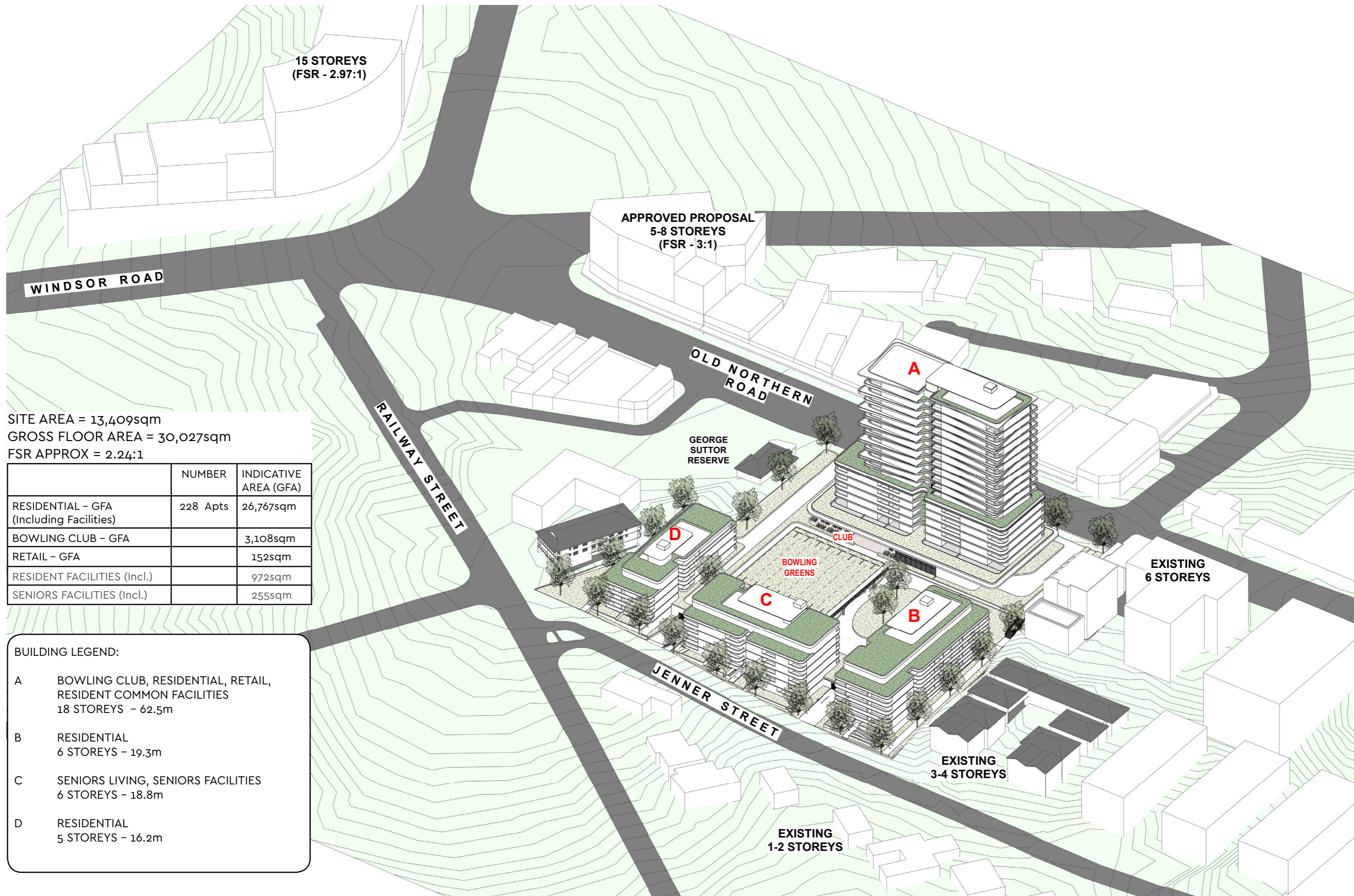
ALUMINIUM WINDOW SHROUDS



PREFINISHED METAL CLADDING



TIMBER LOOK CLADDING



15 STOREYS
(FSR - 2.97:1)

APPROVED PROPOSAL
5-8 STOREYS
(FSR - 3:1)

WINDSOR ROAD

OLD NORTHERN ROAD

RAILWAY STREET

SITE AREA = 13,409sqm
GROSS FLOOR AREA = 30,027sqm
FSR APPROX = 2.24:1

	NUMBER	INDICATIVE AREA (GFA)
RESIDENTIAL - GFA (Including Facilities)	228 Apts	26,767sqm
BOWLING CLUB - GFA		3,108sqm
RETAIL - GFA		152sqm
RESIDENT FACILITIES (Incl.)		972sqm
SENIORS FACILITIES (Incl.)		255sqm

GEORGE SUTOR RESERVE

EXISTING 6 STOREYS

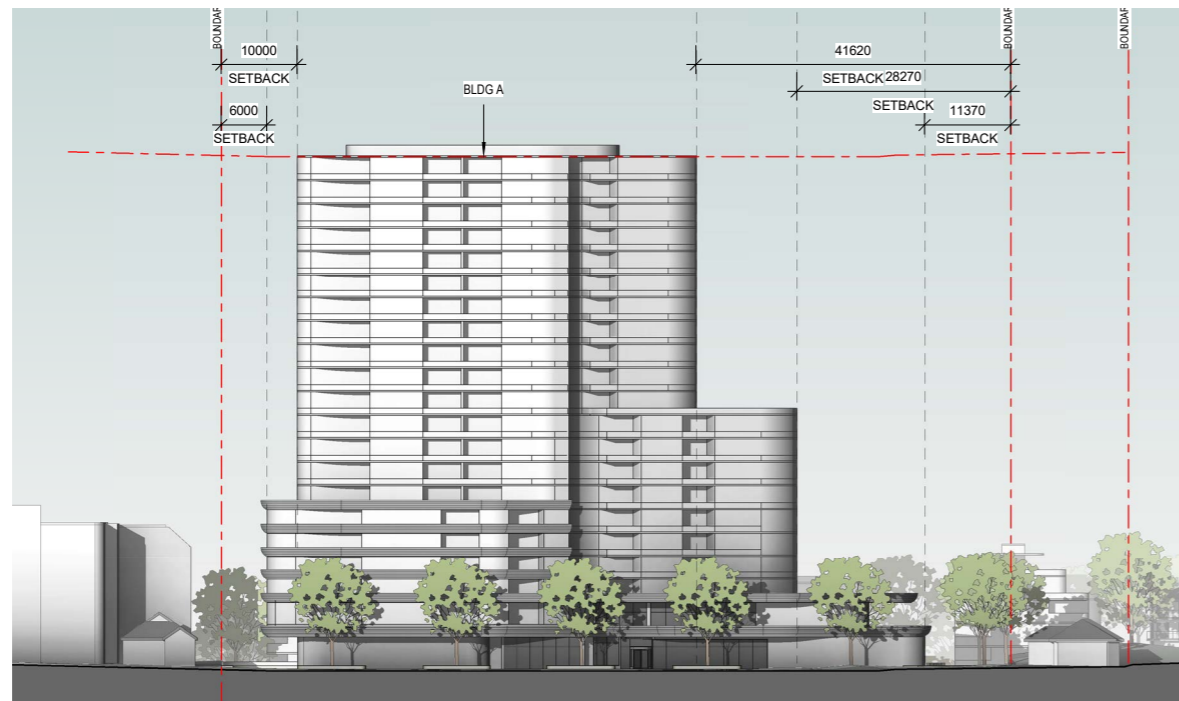
EXISTING 3-4 STOREYS

EXISTING 1-2 STOREYS

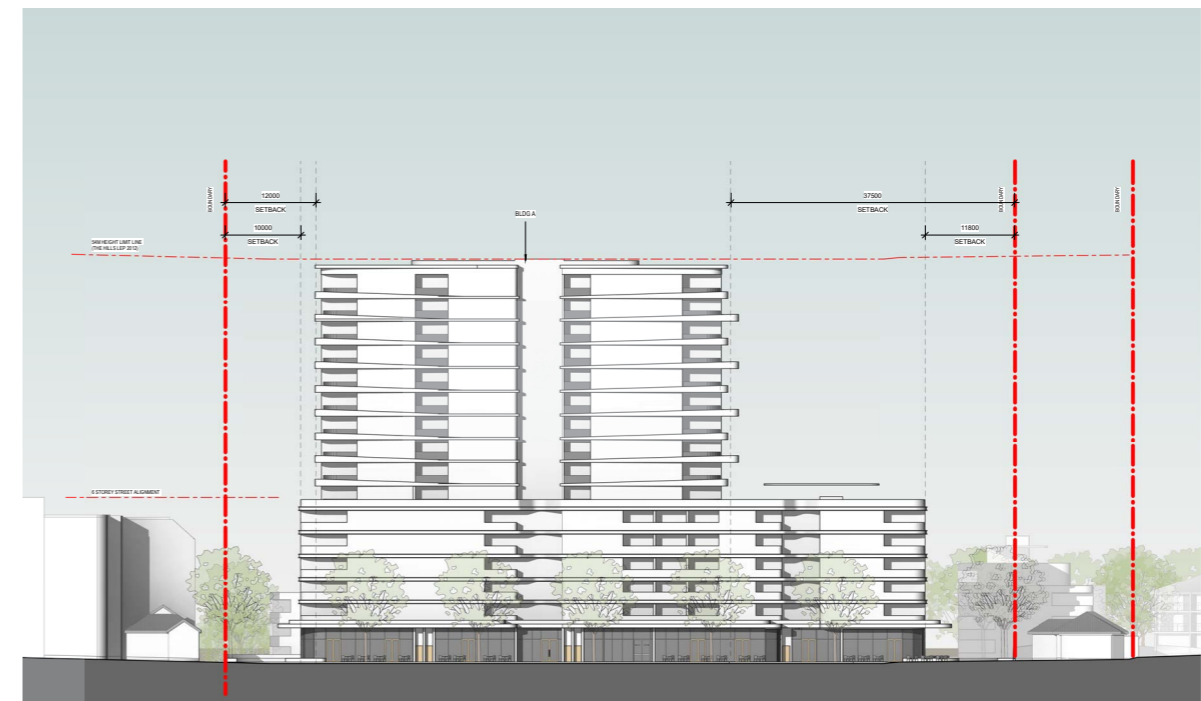
BUILDING LEGEND:

- A BOWLING CLUB, RESIDENTIAL, RETAIL, RESIDENT COMMON FACILITIES
18 STOREYS - 62.5m
- B RESIDENTIAL
6 STOREYS - 19.3m
- C SENIORS LIVING, SENIORS FACILITIES
6 STOREYS - 18.8m
- D RESIDENTIAL
5 STOREYS - 16.2m

JENNER STREET



ORIGINAL CONCEPT - 21 STOREYS - FEB 2021



REVISED CONCEPT - 16 STOREYS - MARCH 2022

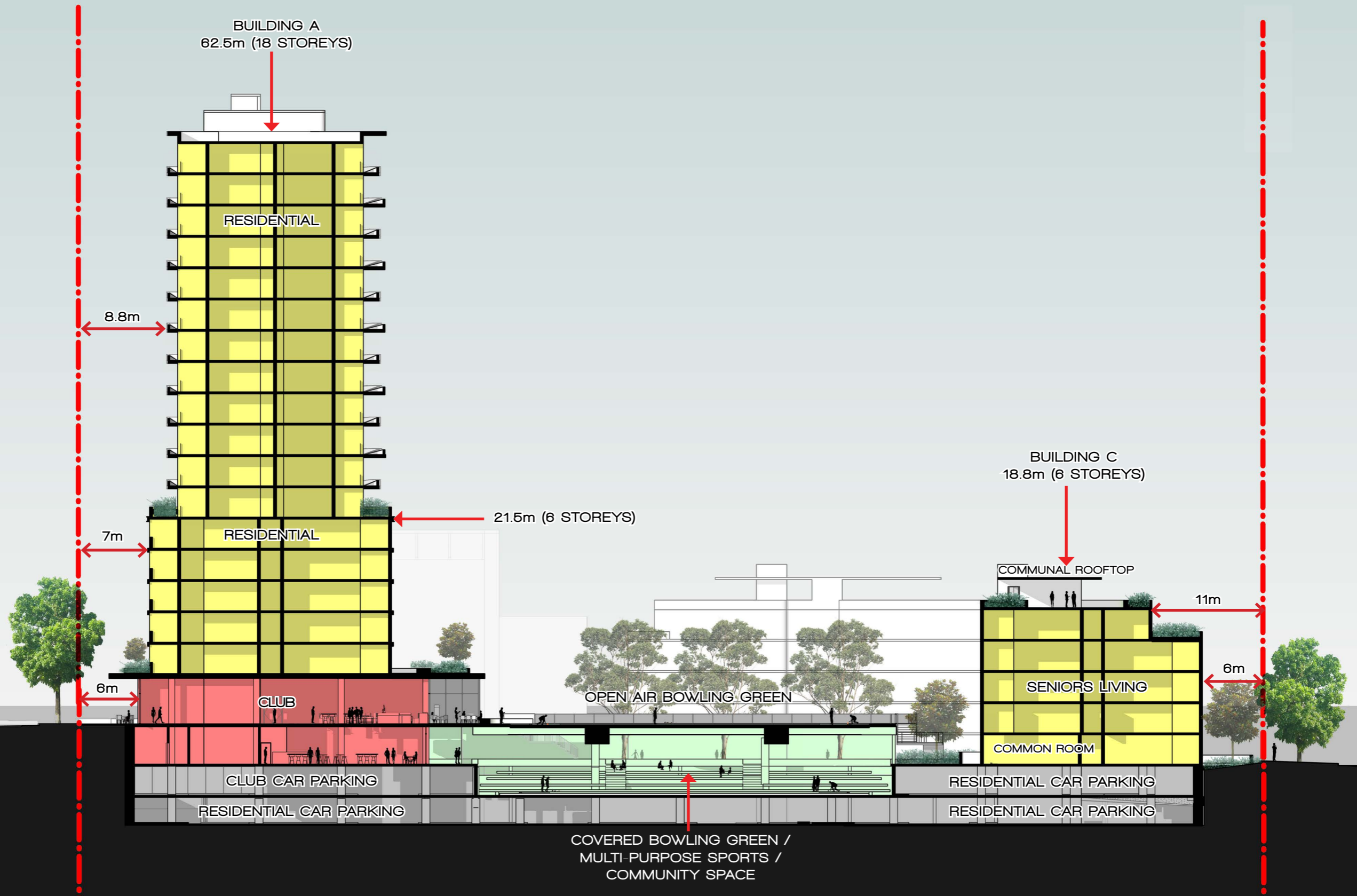


REVISED PROPOSAL - 18 STOREYS - AUGUST 2022

MAINTAIN ACTIVE STREET FRONTAGES

OLD NORTHERN ROAD

JENNER STREET









THE HILLS BOWLING CLUB
2817.01 AUGUST 2022 PLANNING PROPOSAL
DESIGN COPYRIGHT • ALTIS DESIGNPTY LTD

PERSPECTIVE VIEW
OLD NORTHERN ROAD

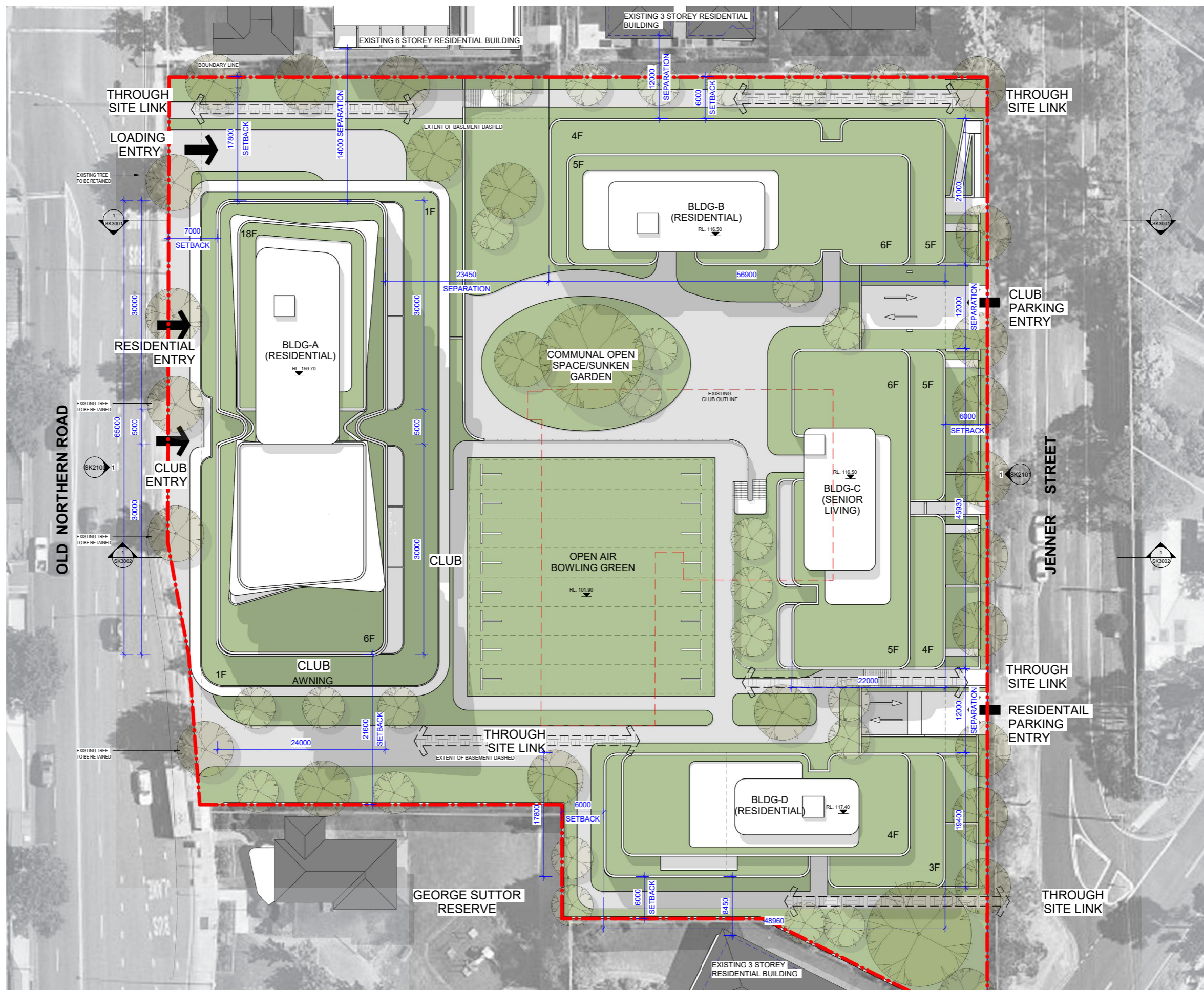


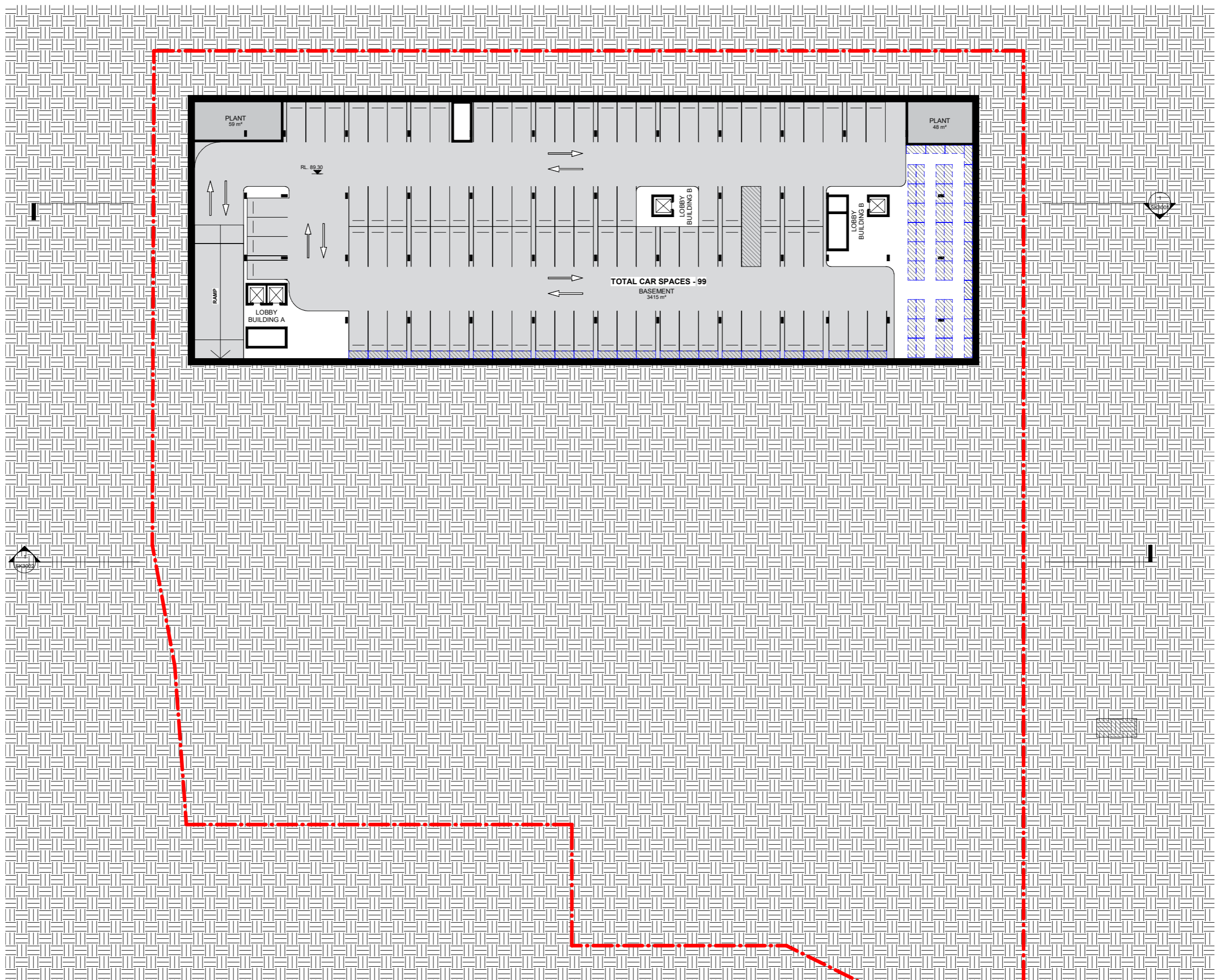


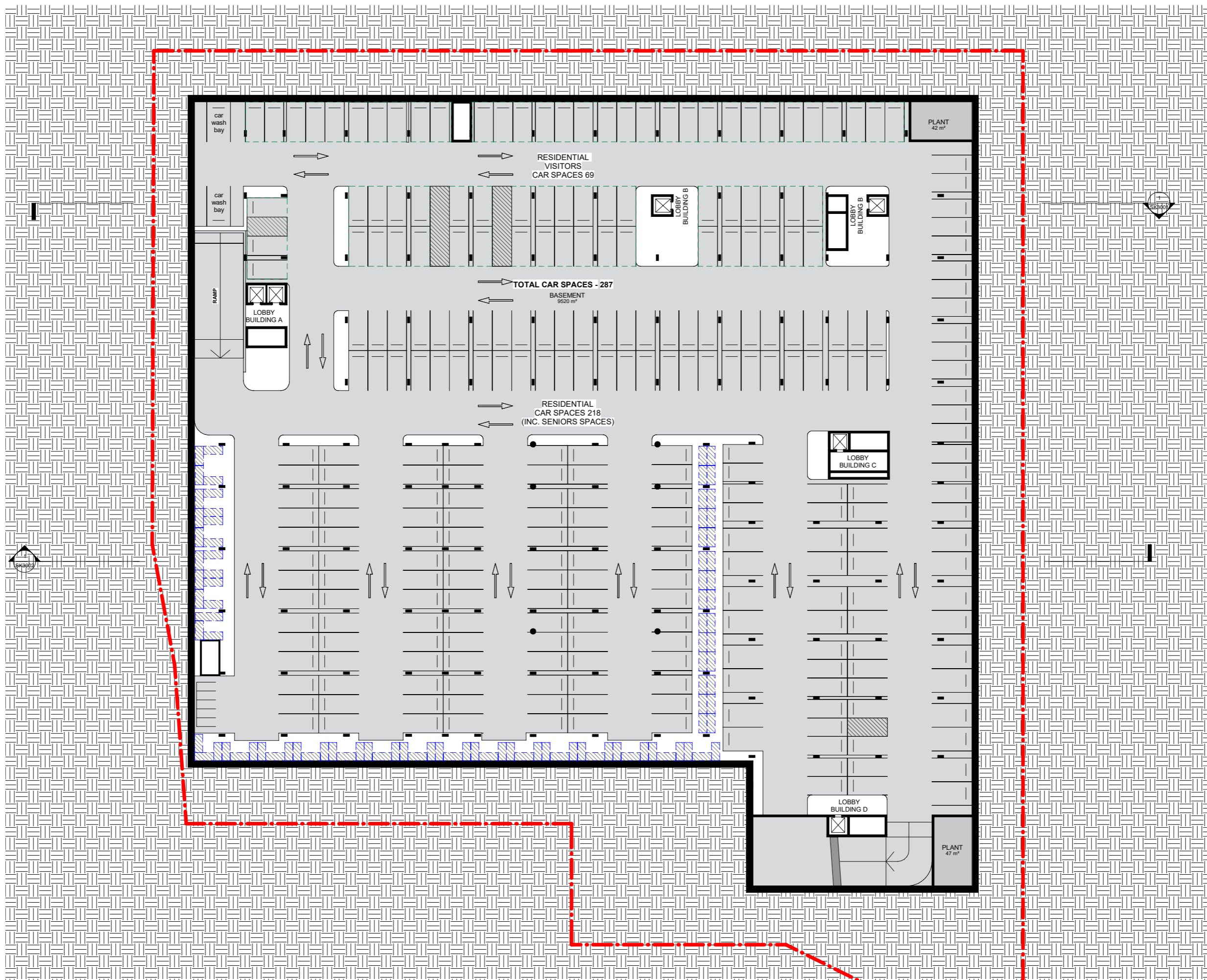


RESIDENTIAL BUILDING A			RESIDENTIAL BUILDING B			SENIORS LIVING BUILDING C			RESIDENTIAL BUILDING D			RESI UNIT MIX		
ROOM NUMBER	UNIT TYPE	APARTMENT AREA	ROOM NUMBER	UNIT TYPE	APARTMENT AREA	ROOM NUMBER	UNIT TYPE	APARTMENT AREA	ROOM NUMBER	UNIT TYPE	APARTMENT AREA	UNIT TYPE	COUNT	
A-L101	3B-T3	151 m²	A-L1301	2B-T2	90 m²	B-B101	1B-T3	77 m²	D-L101	1B-T3	77 m²	1B-T1	12	
A-L102	3B-T3	149 m²	A-L1302	2B-T2	90 m²	B-B102	1B-T3	76 m²	D-L102	2B-T2	92 m²	1B-T3	10	
A-L103	2B-T3	116 m²	A-L1303	2B-T1	78 m²	B-B103	1B-T3	78 m²	D-L103	2B-T3	110 m²	2B-T1	46	
A-L104	1B-T3	75 m²	A-L1304	3B-T3	135 m²	BASEMENT 1: 3 231 m²			D-L104	2B-T3	112 m²	2B-T2	29	
A-L105	1B-T3	75 m²	A-L1305	2B-T1	74 m²	B-L101	2B-T3	112 m²	D-L105	3B-T3	142 m²	3B-T3	22	
A-L106	2B-T3	110 m²	A-L1306	1B-T1	52 m²	B-L102	3B-T3	135 m²	D-L106	2B-T3	111 m²	BLDG-D L1: 6 643 m² 134		
A-L107	2B-T3	111 m²	A-L1307	2B-T1	72 m²	B-L103	2B-T1	82 m²	BLDG-D L2: 6 643 m²					
A-L108	2B-T2	94 m²	BLDG-A L6: 7 590 m²			B-L104	2B-T3	113 m²	D-L201	1B-T3	77 m²	1B-T1	4	
A-L109	2B-T1	78 m²	A-L702	2B-T2	90 m²	B-L105	2B-T3	113 m²	D-L202	2B-T2	92 m²	1B-T3	7	
A-L110	2B-T1	78 m²	A-L703	2B-T2	90 m²	B-L106	3B-T2	120 m²	D-L203	2B-T3	110 m²	2B-T1	4	
BLDG A L1: 10 1037 m²			A-L703	2B-T1	78 m²	B-L107	1B-T3	75 m²	D-L204	2B-T3	112 m²	2B-T2	2	
A-L201	3B-T3	151 m²	A-L704	3B-T3	135 m²	B-L108	1B-T1	52 m²	D-L205	3B-T3	142 m²	2B-T3	12	
A-L202	3B-T3	149 m²	A-L705	2B-T1	74 m²	BLDG-B L1: 8 803 m²			D-L206	2B-T3	111 m²	3B-T1	1	
A-L203	2B-T3	116 m²	A-L706	1B-T1	52 m²	B-L201	2B-T3	112 m²	BLDG-D L3: 4 430 m²					
A-L204	1B-T3	75 m²	A-L707	2B-T1	72 m²	B-L202	3B-T3	135 m²	D-G01	1B-T3	77 m²	3B-T2	4	
A-L205	1B-T3	75 m²	BLDG-A L7: 7 590 m²			B-L203	2B-T1	82 m²	D-G02	2B-T2	92 m²	3B-T3	3	
A-L206	2B-T3	110 m²	A-L801	2B-T2	90 m²	B-L204	2B-T3	113 m²	D-G03	2B-T3	110 m²	BLDG-C 2 2		
A-L207	2B-T3	111 m²	A-L802	2B-T2	90 m²	B-L205	2B-T3	113 m²	D-G04	2B-T3	112 m²	1B-T3	4	
A-L208	2B-T2	94 m²	A-L803	2B-T1	78 m²	B-L206	3B-T2	120 m²	D-G05	3B-T3	142 m²	2B-T3	9	
A-L209	2B-T1	78 m²	A-L804	3B-T3	135 m²	B-L207	1B-T3	75 m²	D-G06	2B-T3	111 m²	3B-T2	1	
A-L210	2B-T1	78 m²	A-L805	2B-T1	74 m²	B-L208	1B-T1	52 m²	D-G07	3B-T2	122 m²	3B-T3	4	
BLDG-A L2: 10 1037 m²			A-L806	1B-T1	52 m²	BLDG-B L2: 8 803 m²			DEVELOPMENT SUMMARY					
A-L301	3B-T3	151 m²	A-L807	2B-T1	72 m²	B-L301	3B-T3	135 m²	APARTMENT SUMMARY:					
A-L303	3B-T3	149 m²	BLDG-A L8: 7 590 m²			B-L302	2B-T2	95 m²	BLDG A	134 APTS	UNIT TYPE COUNT PERCENTAGE			
A-L304	1B-T3	75 m²	A-L901	2B-T2	90 m²	B-L303	3B-T1	104 m²	BLDG B	40 APTS	1B-T1	18		
A-L304	2B-T3	116 m²	A-L902	2B-T2	90 m²	B-L304	2B-T2	97 m²	BLDG C	32 APTS	2B-T1	50		
A-L305	1B-T3	75 m²	A-L903	2B-T1	78 m²	B-L305	3B-T3	151 m²	BLDG D	22 APTS	3B-T1	1		
A-L306	2B-T3	110 m²	A-L904	3B-T3	135 m²	BLDG-B L3: 5 582 m²			Grand total: 22 2358 m²					
A-L307	2B-T3	111 m²	A-L905	2B-T1	74 m²	B-G01	2B-T3	112 m²	TOTAL 228 APTS					
A-L308	2B-T2	94 m²	A-L906	1B-T1	52 m²	B-G02	3B-T3	135 m²	PARKING SUMMARY:					
A-L309	2B-T1	78 m²	A-L907	2B-T1	72 m²	B-G03	2B-T1	82 m²	BASEMENT 1 CLUB RESIDENTIAL	178 CARS	UNIT TYPE COUNT PERCENTAGE			
A-L310	2B-T1	78 m²	BLDG-A L9: 7 590 m²			B-G04	2B-T3	113 m²	B1 TOTAL	206 CARS	2B-T2	57		
BLDG-A L3: 10 1037 m²			A-L1001	2B-T2	90 m²	B-G05	2B-T3	113 m²	BASEMENT 2 RESIDENTIAL VISITOR	218 CARS	3B-T2	9		
A-L401	3B-T3	151 m²	A-L1002	2B-T2	90 m²	B-G06	3B-T2	120 m²	B2 TOTAL	287 CARS	Grand total: 66 66 29%			
A-L402	3B-T3	149 m²	A-L1003	2B-T1	78 m²	B-G07	1B-T3	75 m²	BASEMENT 3 RESIDENTIAL	99 CARS	TYPE 2 APARTMENTS SHALL NOT EXCEED 30%			
A-L403	2B-T3	116 m²	A-L1004	3B-T3	135 m²	B-G08	1B-T1	52 m²	B3 TOTAL	99 CARS	TYPE 2 APARTMENTS SHALL NOT EXCEED 30%			
A-L404	1B-T3	75 m²	A-L1005	2B-T1	74 m²	GROUND FLOOR: 8 803 m²			TOTAL	592 CARS	TYPE 3 APT. MIX			
A-L405	1B-T3	75 m²	A-L1006	1B-T1	52 m²	B-LG01	2B-T3	112 m²	UNIT TYPE COUNT PERCENTAGE					
A-L406	2B-T3	110 m²	A-L1007	2B-T1	72 m²	B-LG02	3B-T3	135 m²	1B-T3	22				
A-L407	2B-T3	111 m²	BLDG-A L10: 7 590 m²			B-LG03	2B-T1	82 m²	2B-T3	36				
A-L408	2B-T2	94 m²	A-L1101	2B-T2	90 m²	B-LG04	2B-T3	113 m²	3B-T3	35				
A-L409	2B-T1	78 m²	A-L1102	2B-T2	90 m²	B-LG05	2B-T3	113 m²	Grand total: 93 93 41%					
A-L410	2B-T1	78 m²	A-L1103	2B-T1	78 m²	B-LG06	3B-T2	120 m²						
BLDG-A L4: 10 1037 m²			A-L1104	3B-T3	135 m²	B-LG07	1B-T3	75 m²						
A-L501	3B-T3	151 m²	A-L1105	2B-T1	74 m²	B-LG08	1B-T1	52 m²						
A-L502	3B-T3	149 m²	A-L1106	1B-T1	52 m²	LOWER GROUND: 8 803 m²								
A-L503	2B-T3	116 m²	A-L1107	2B-T1	72 m²	Grand total: 40 4023 m²								
A-L504	1B-T3	75 m²	BLDG-A L11: 7 590 m²											
A-L505	1B-T3	75 m²	A-L1201	2B-T2	90 m²									
A-L506	2B-T3	110 m²	A-L1202	2B-T2	90 m²									
A-L507	2B-T3	111 m²	A-L1203	2B-T1	78 m²									
A-L508	2B-T2	94 m²	A-L1204	3B-T3	135 m²									
A-L509	2B-T1	78 m²	A-L1205	2B-T1	74 m²									
A-L510	2B-T1	78 m²	A-L1206	1B-T1	52 m²									
BLDG-A L5: 10 1037 m²			A-L1207	2B-T1	72 m²									
			BLDG-A L12: 7 590 m²											

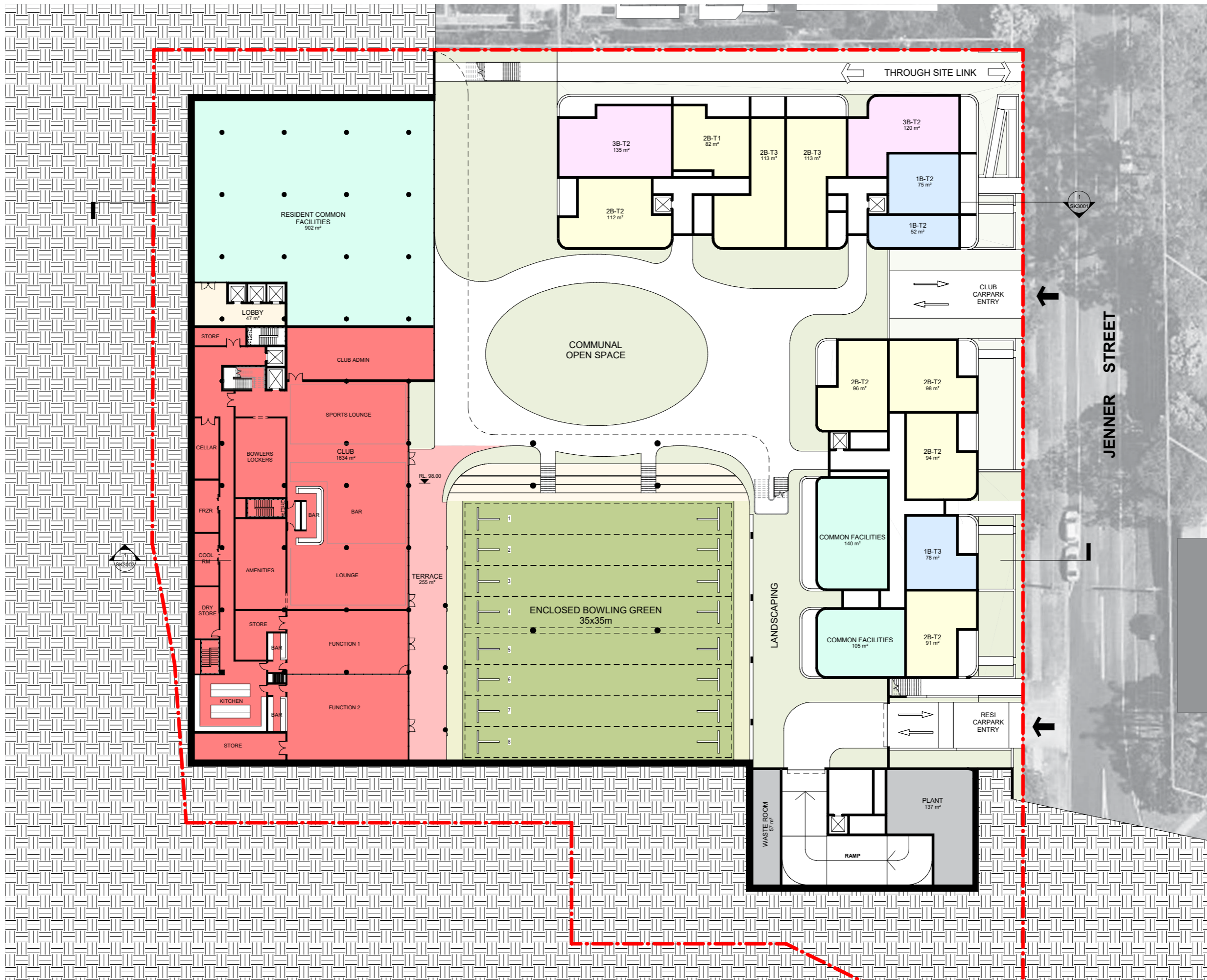
FSR CALCULATION		LANDSCAPE CALCULATION		COMMUNAL SPACE CALCULATION	
EXISTING SITE AREA LOT 39 - 45, DP2489 = 6505.5 SQM DP1108855 = 5796.4 SQM DP400638 = 1107.7 SQM TOTAL SITE AREA = 13409.6 SQM	GFA CALCULATION GFA RESIDENTIAL = 26767 SQM (INCLUDING COMMON FACILITIES = 1227 SQM) GFA CLUB = 3108SQM GFA RETAIL = 152 SQM TOTAL GFA = 30027 SQM	PROPOSED FSR: 2.24	DEEP SOIL CALCULATION DEEP SOIL AREA 2104 SQM PROPOSED SOIL AREA 15.7%	COMMUNAL OPEN SPACE CALCULATION COMMUNAL OPEN SPACE 3367 SQM PROPOSED AREA 25%	

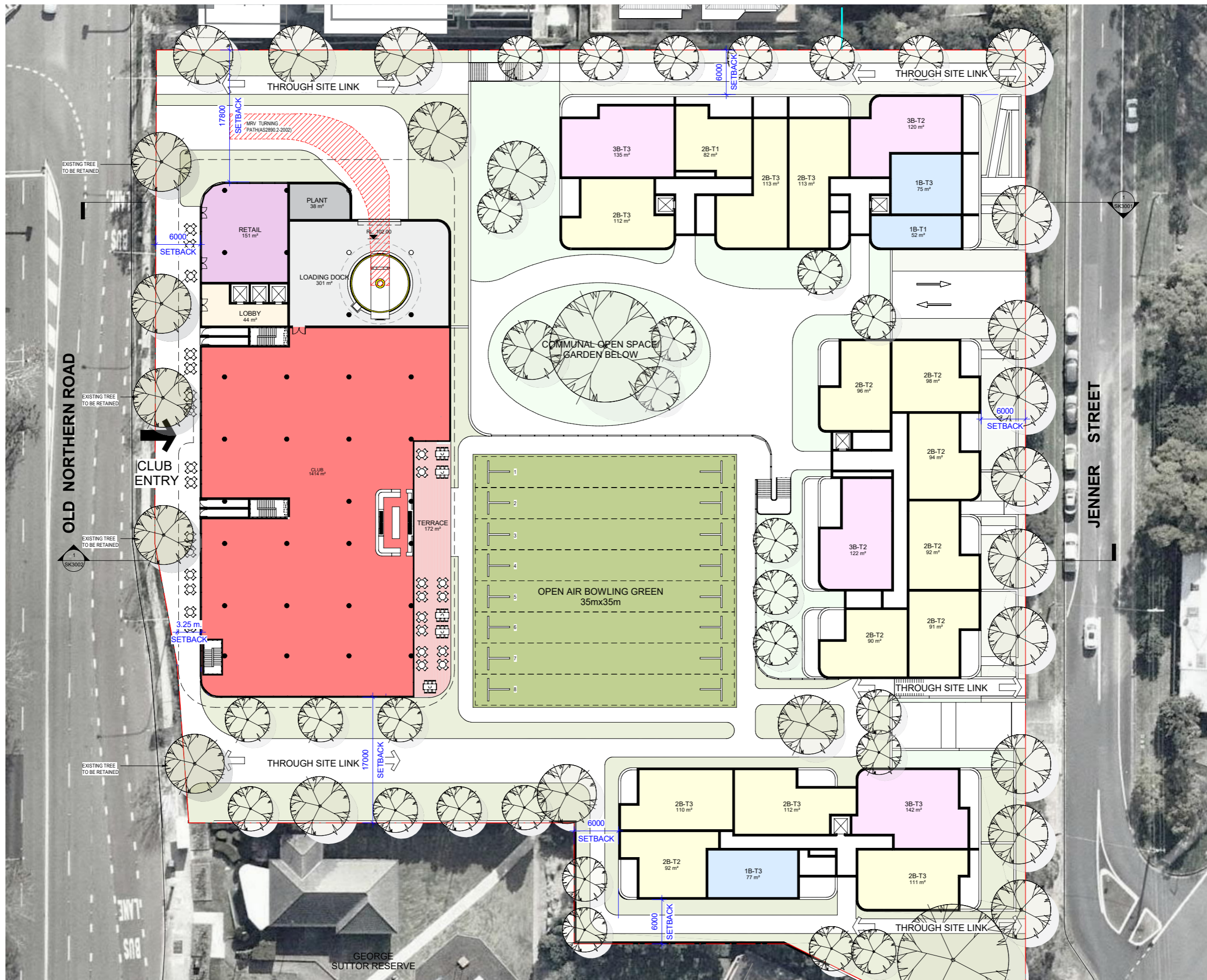


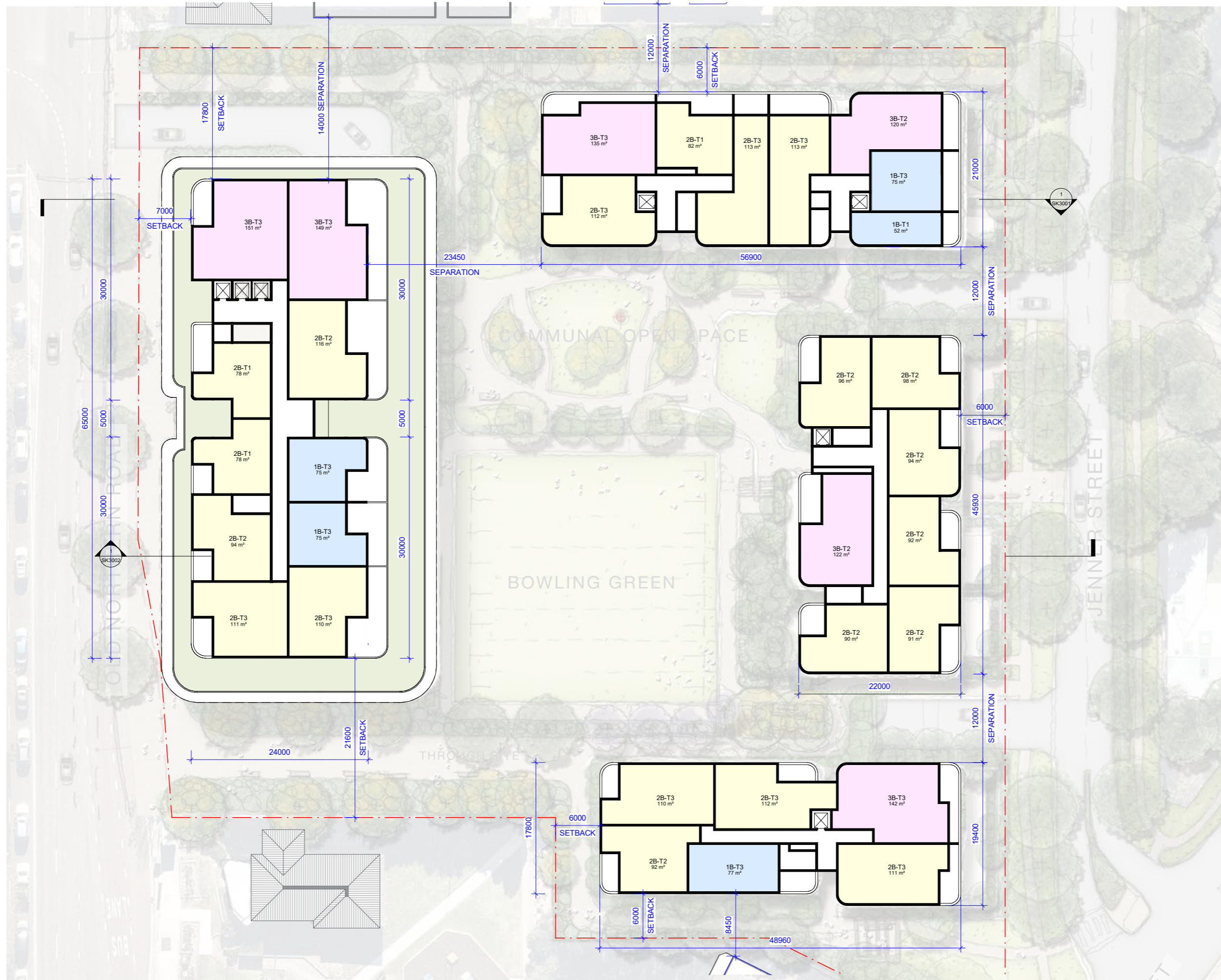


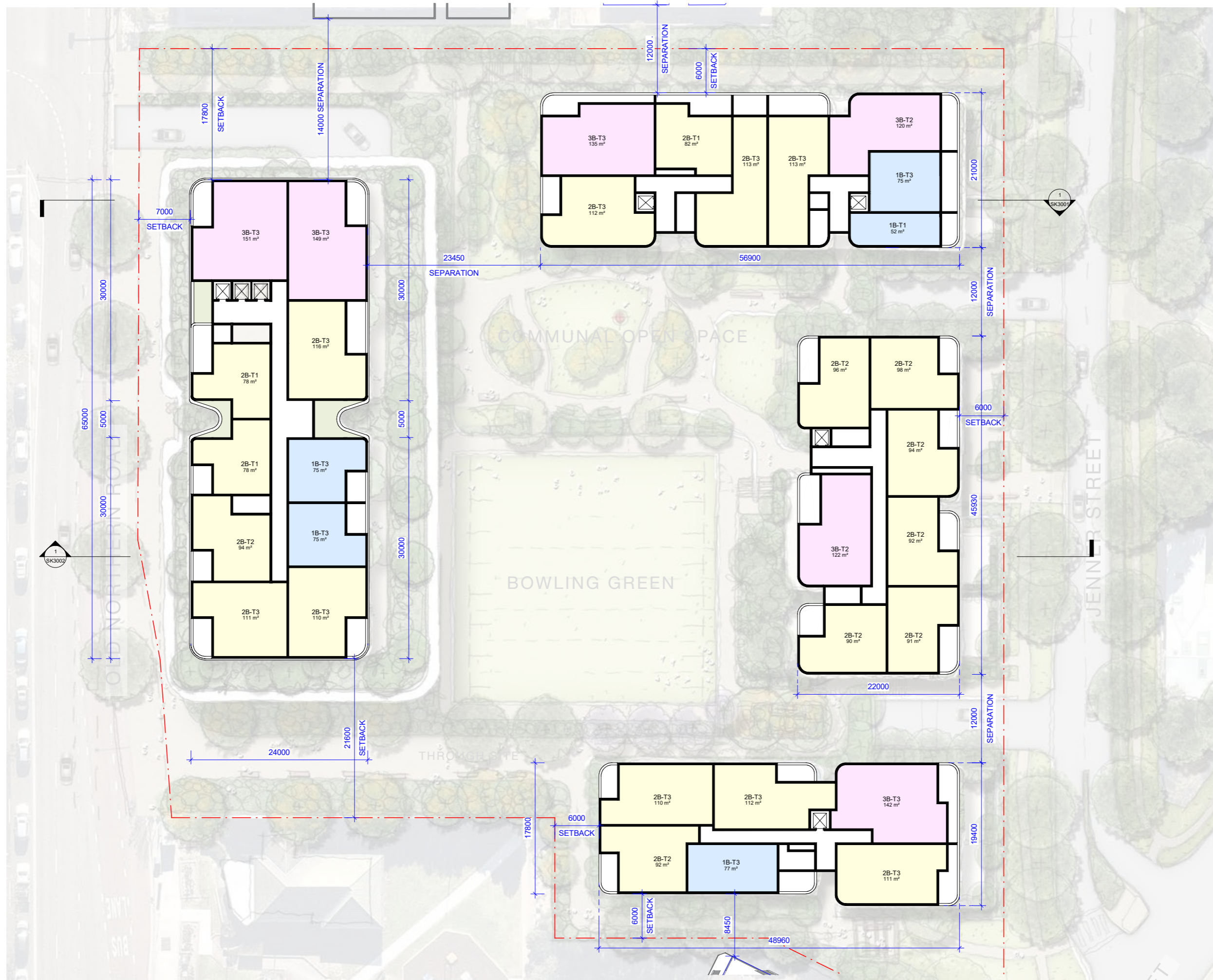


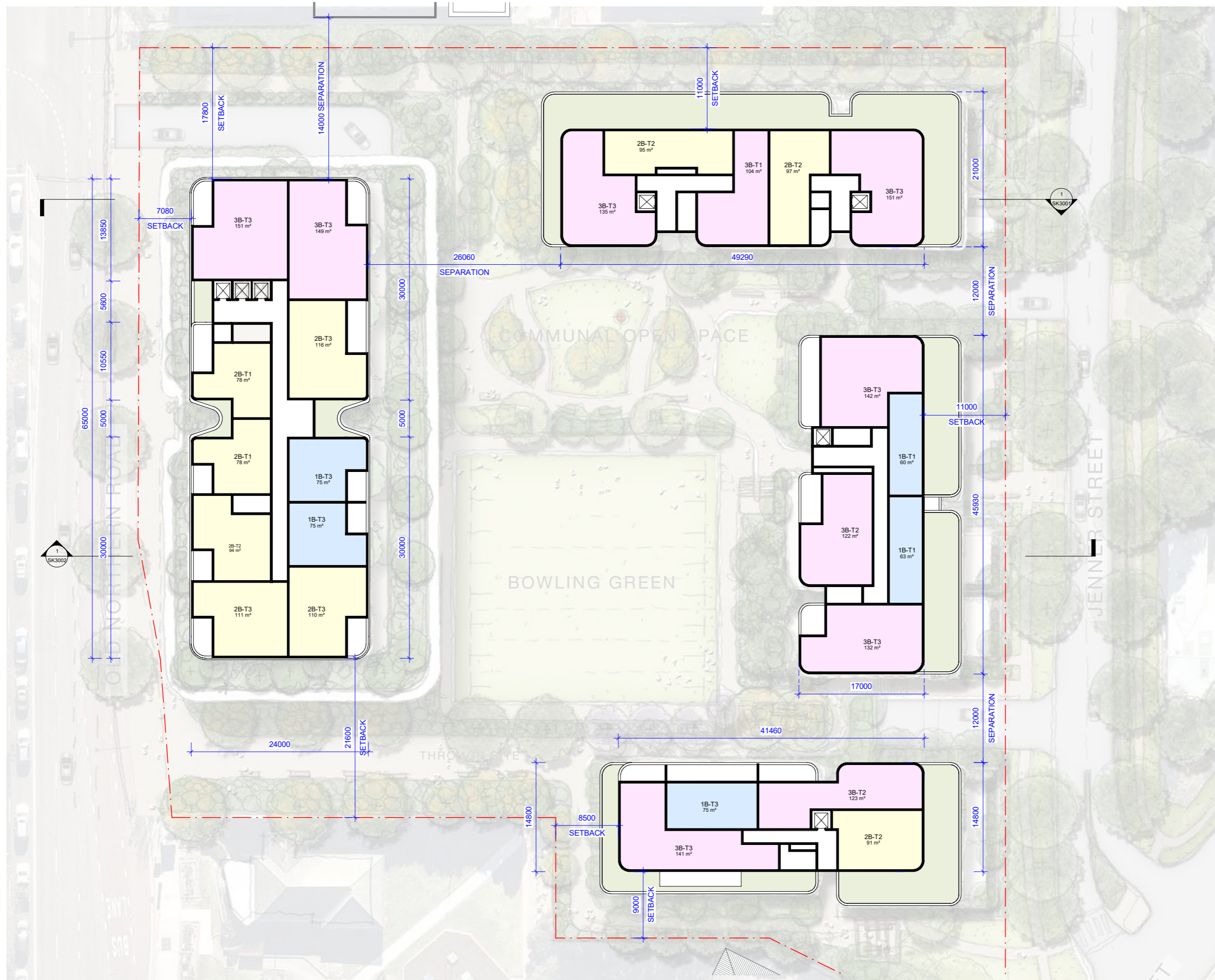


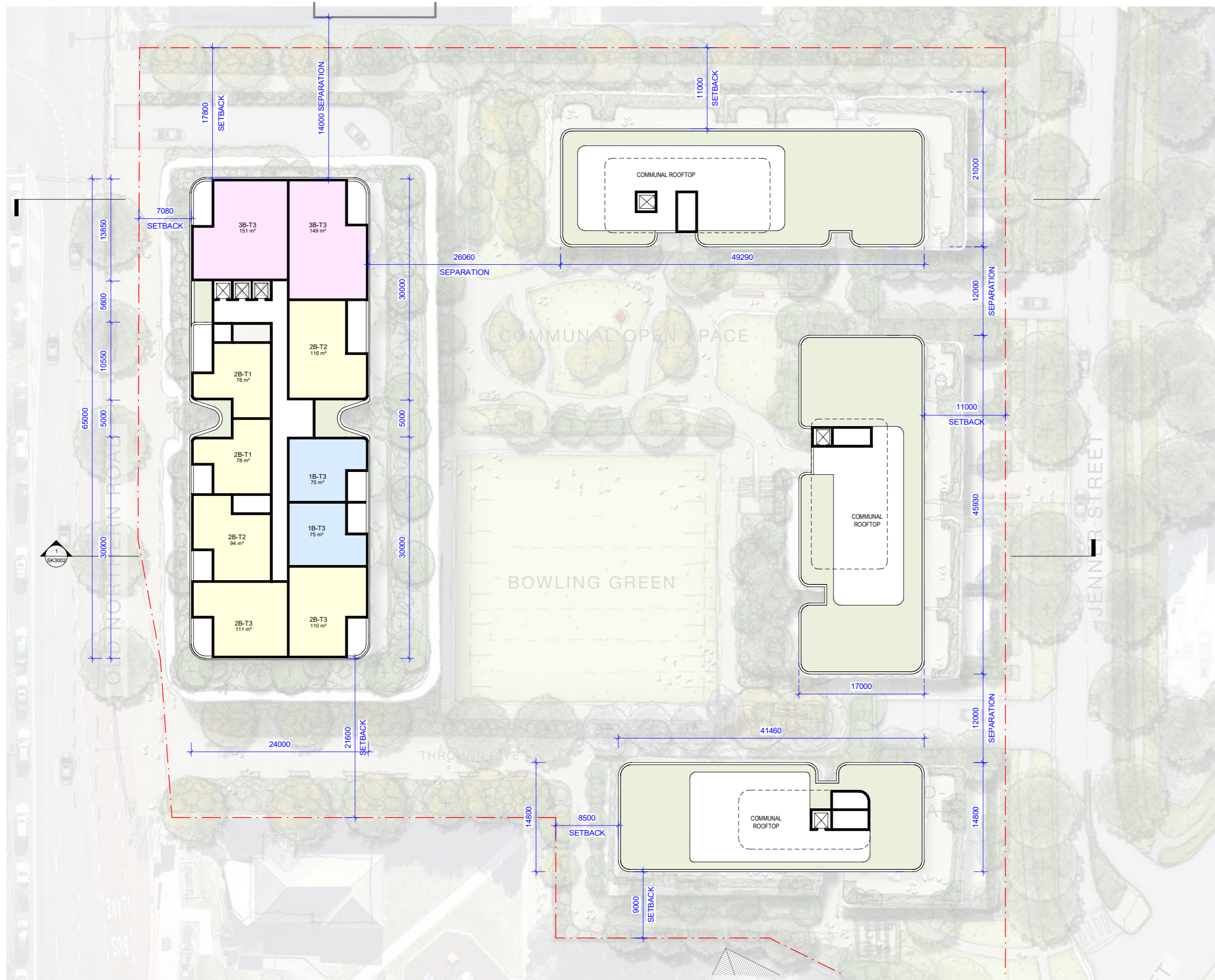


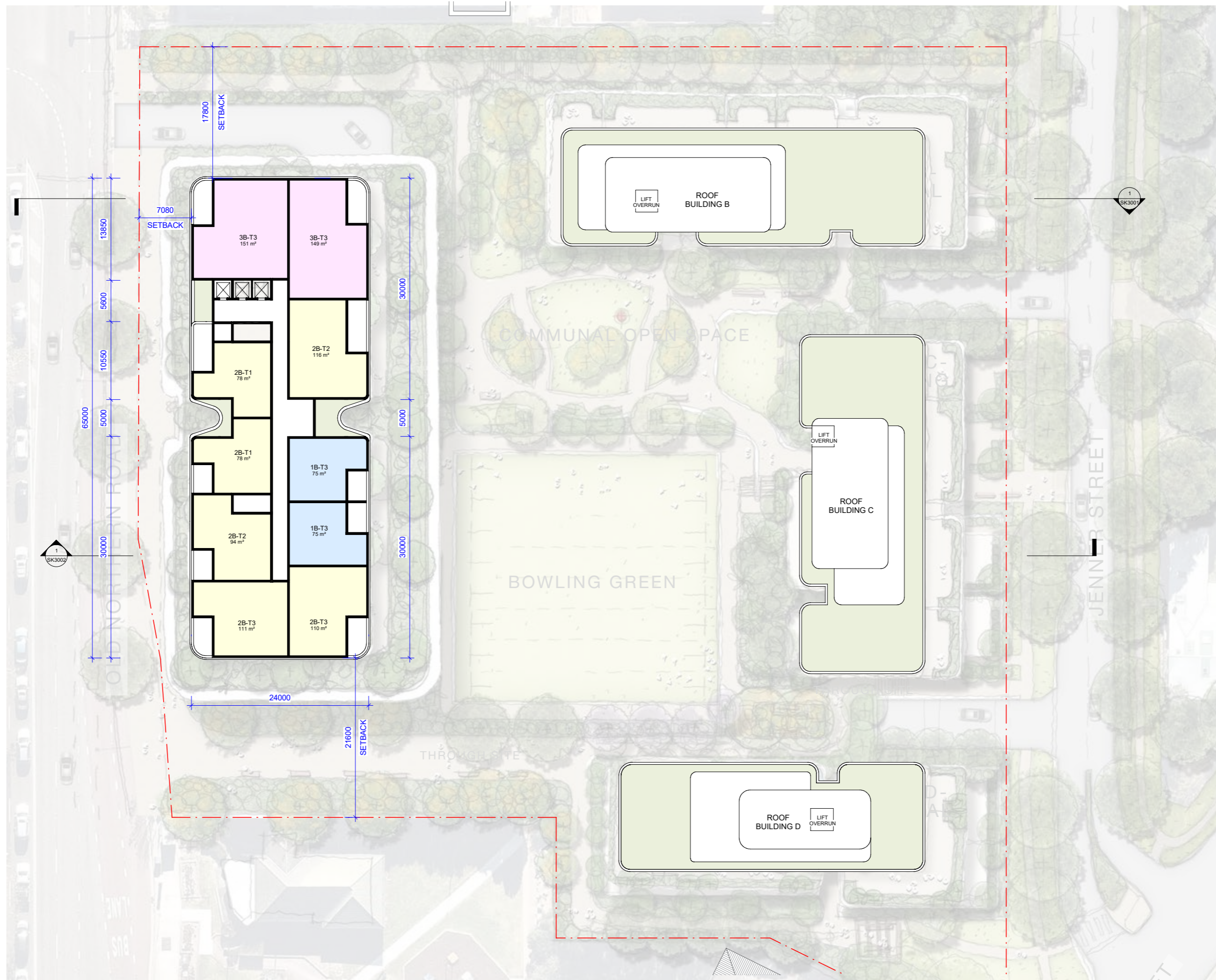


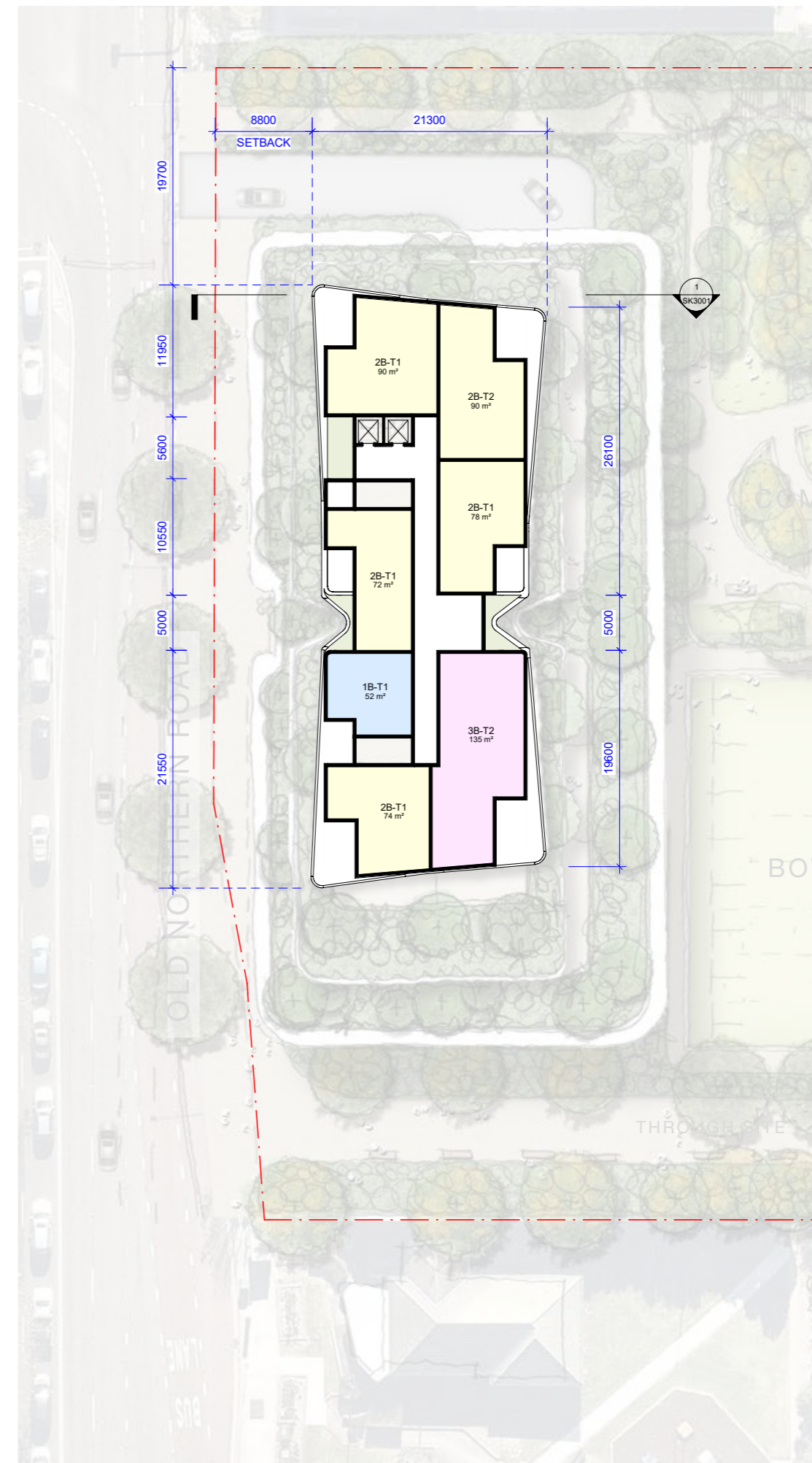
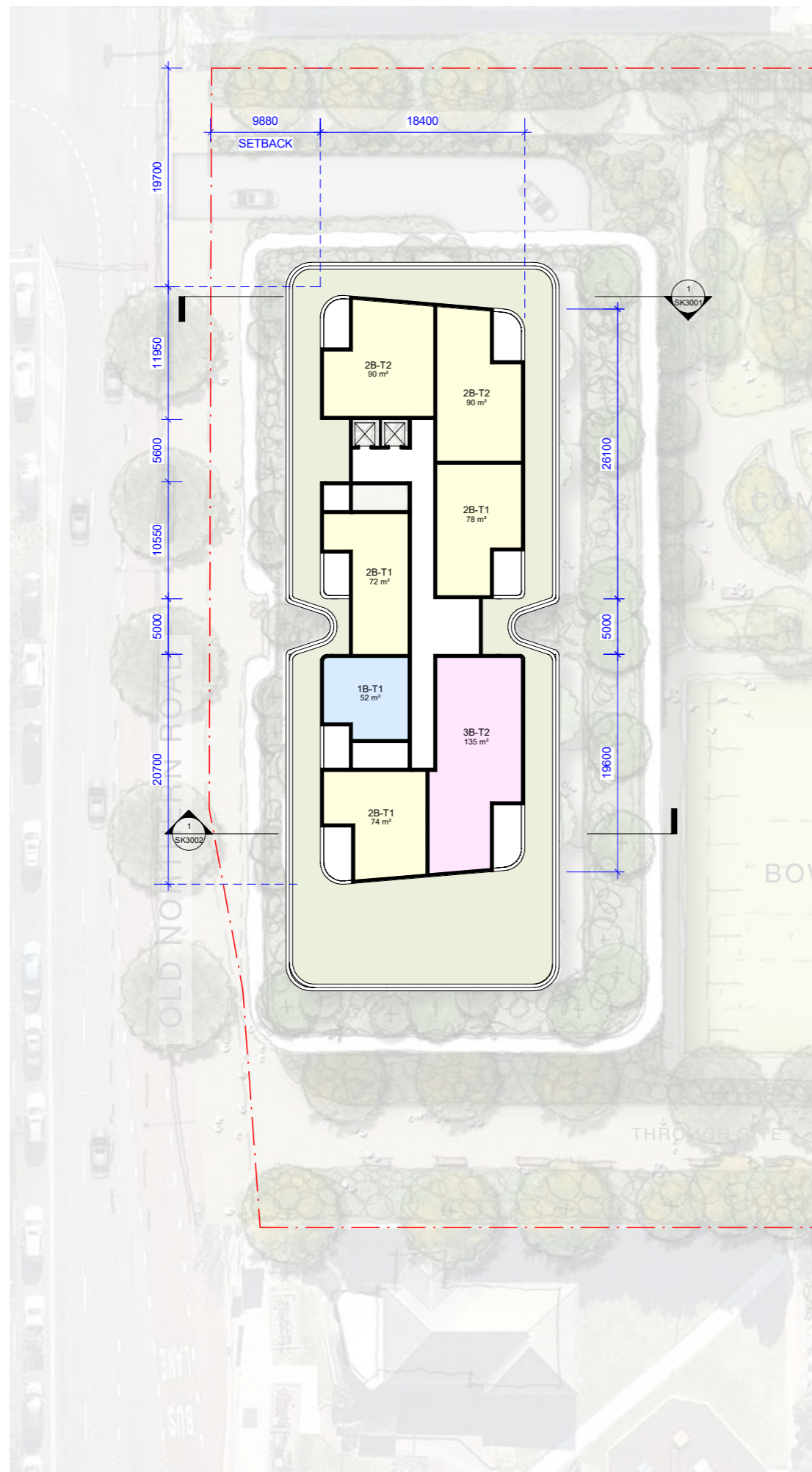


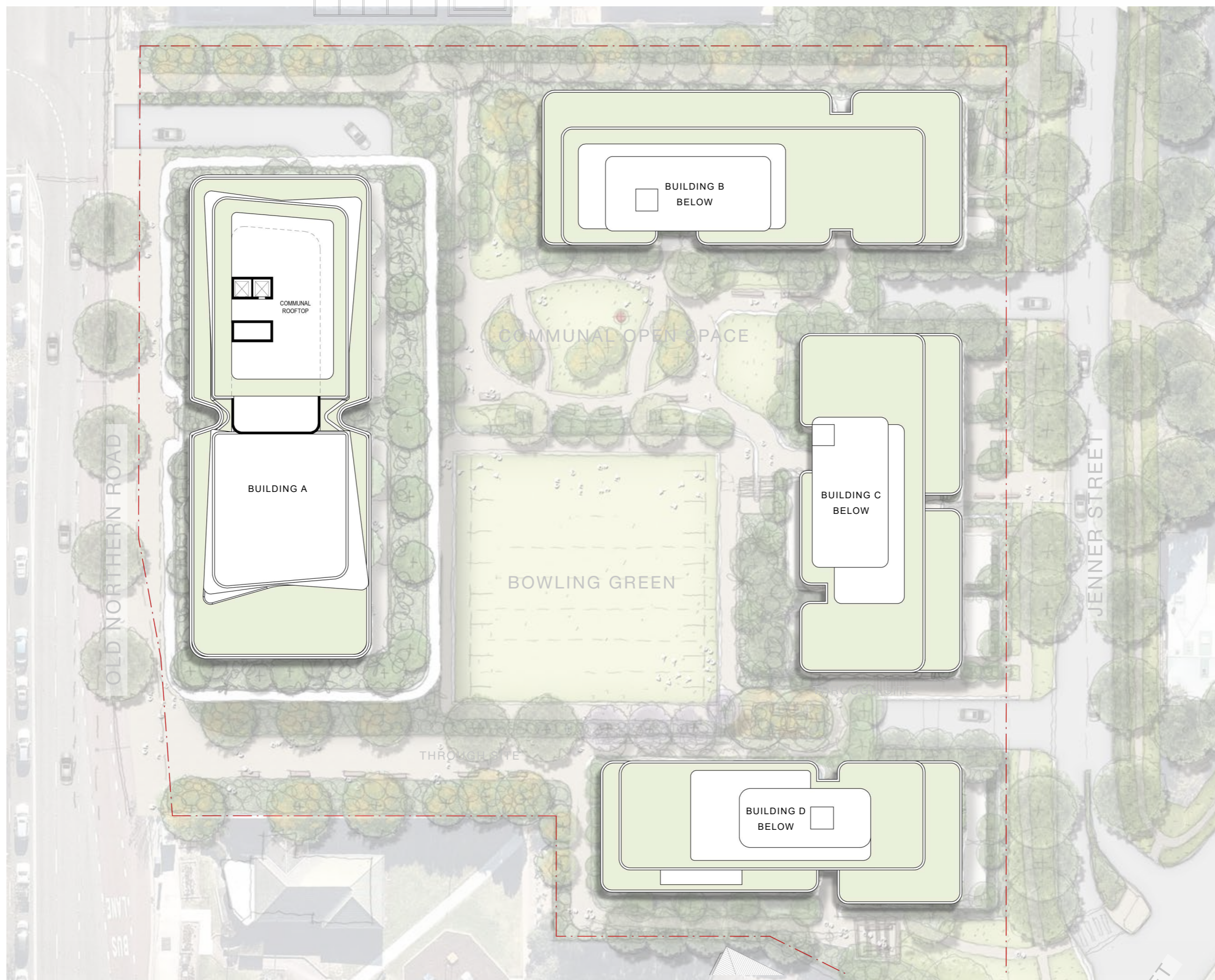


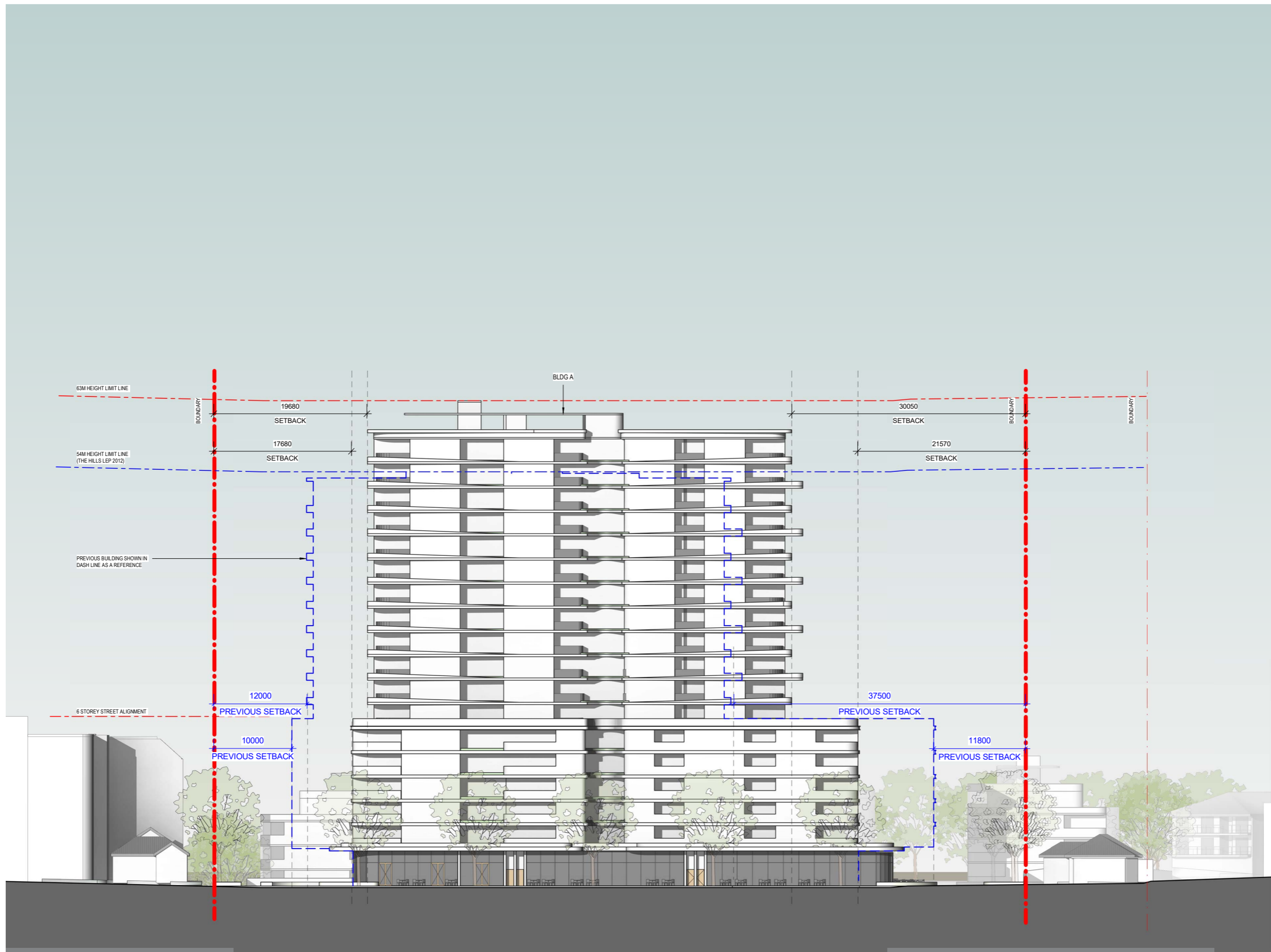








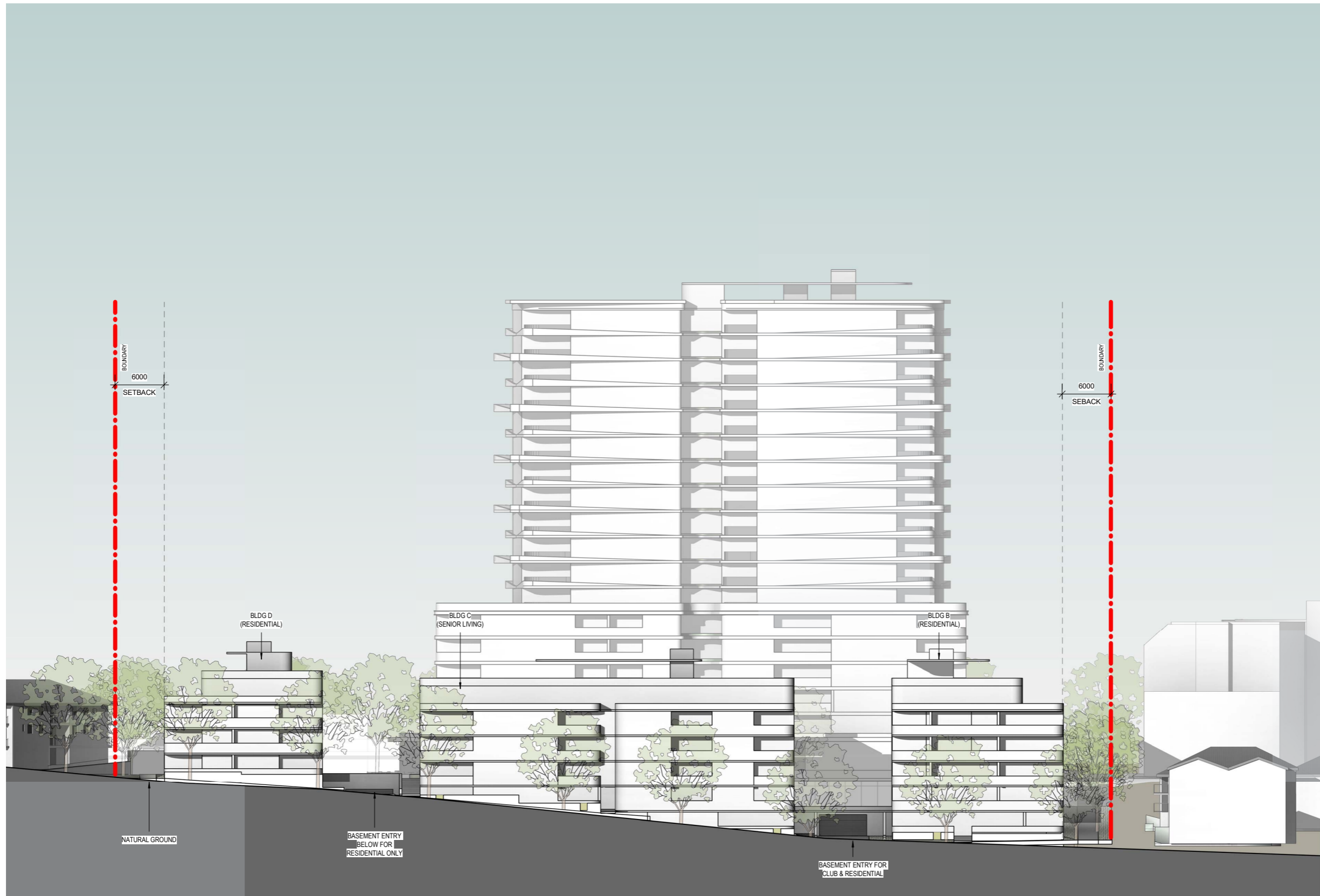


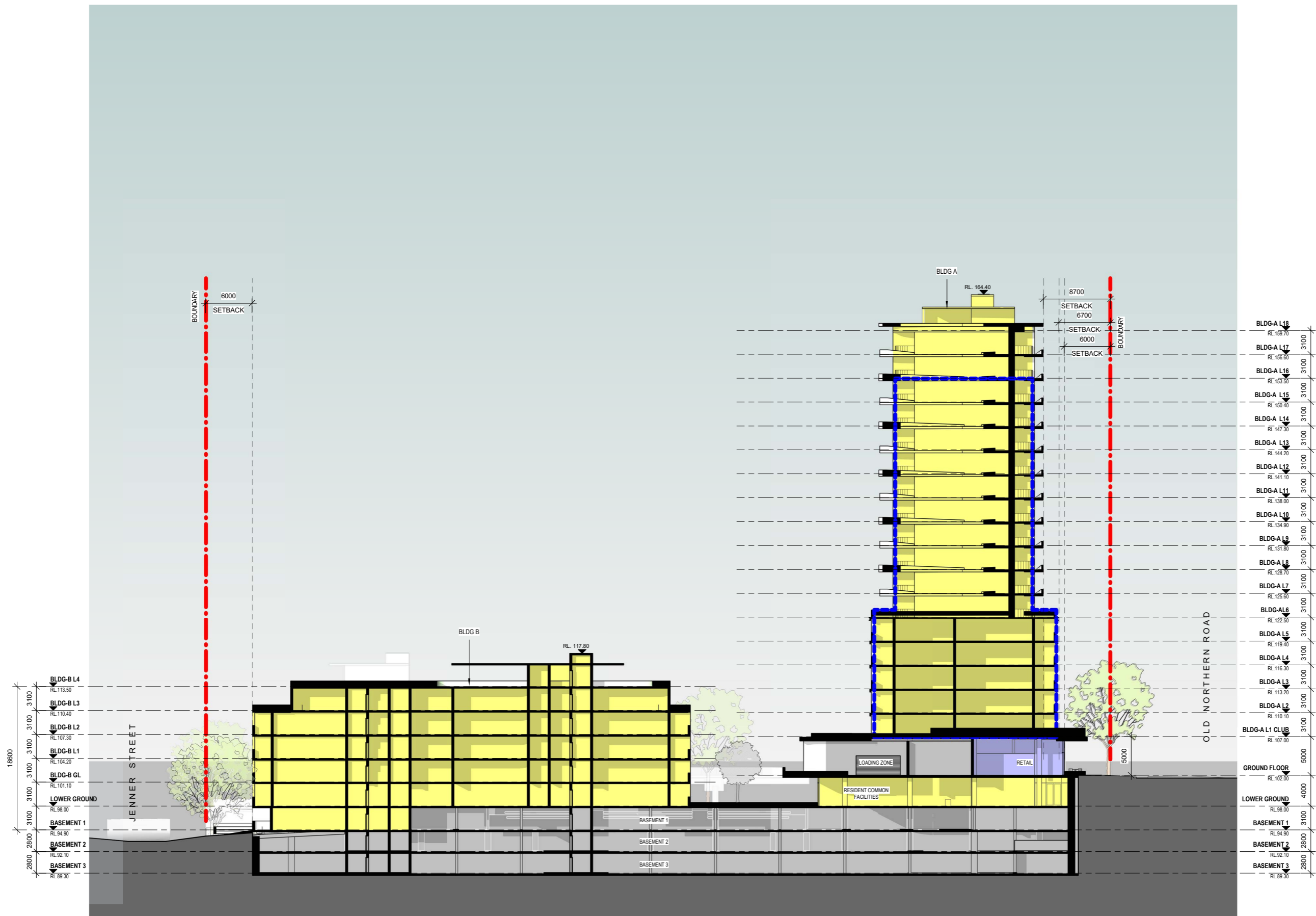


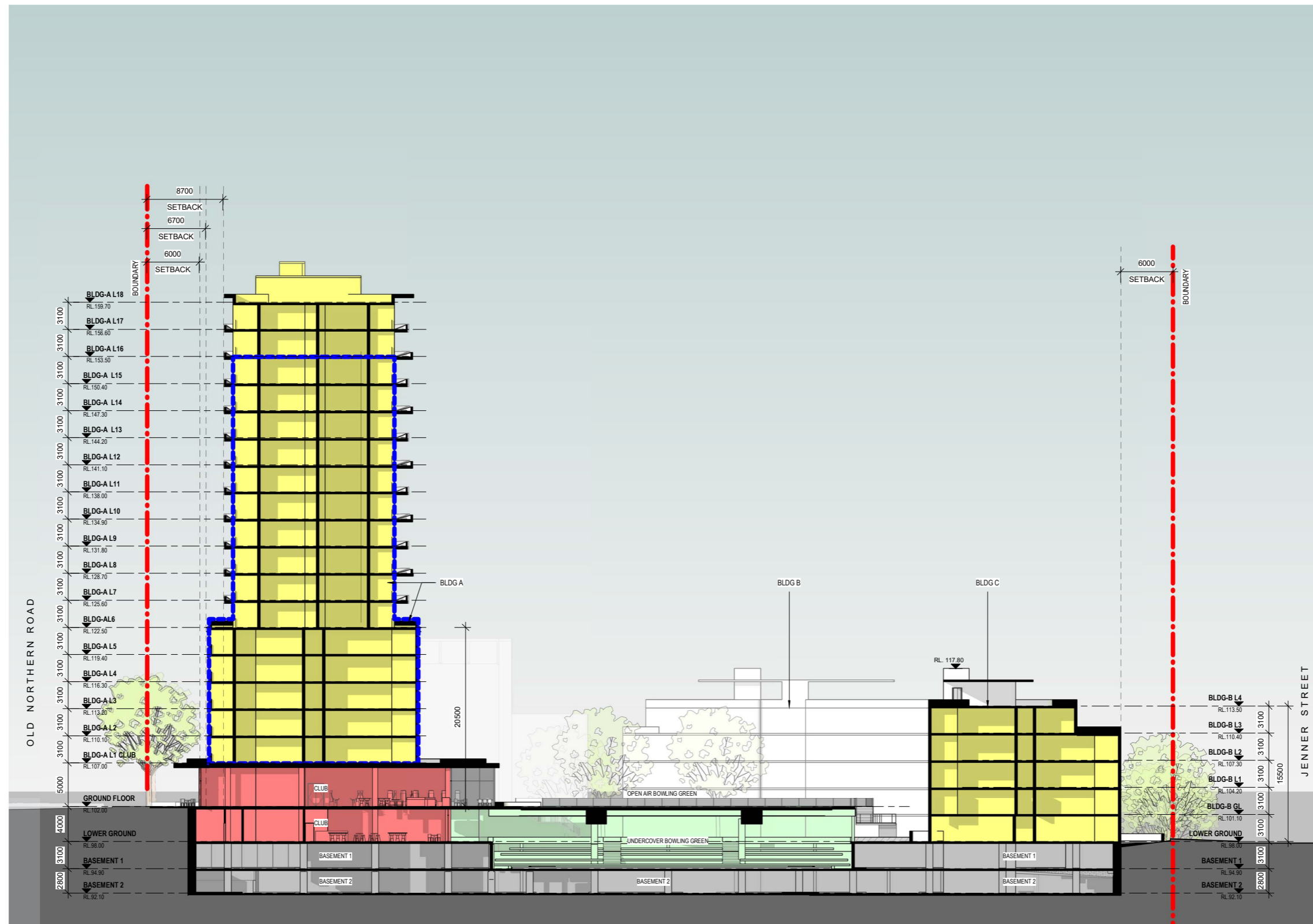
THE HILLS BOWLING CLUB OLD NORTHERN ROAD ELEVATION

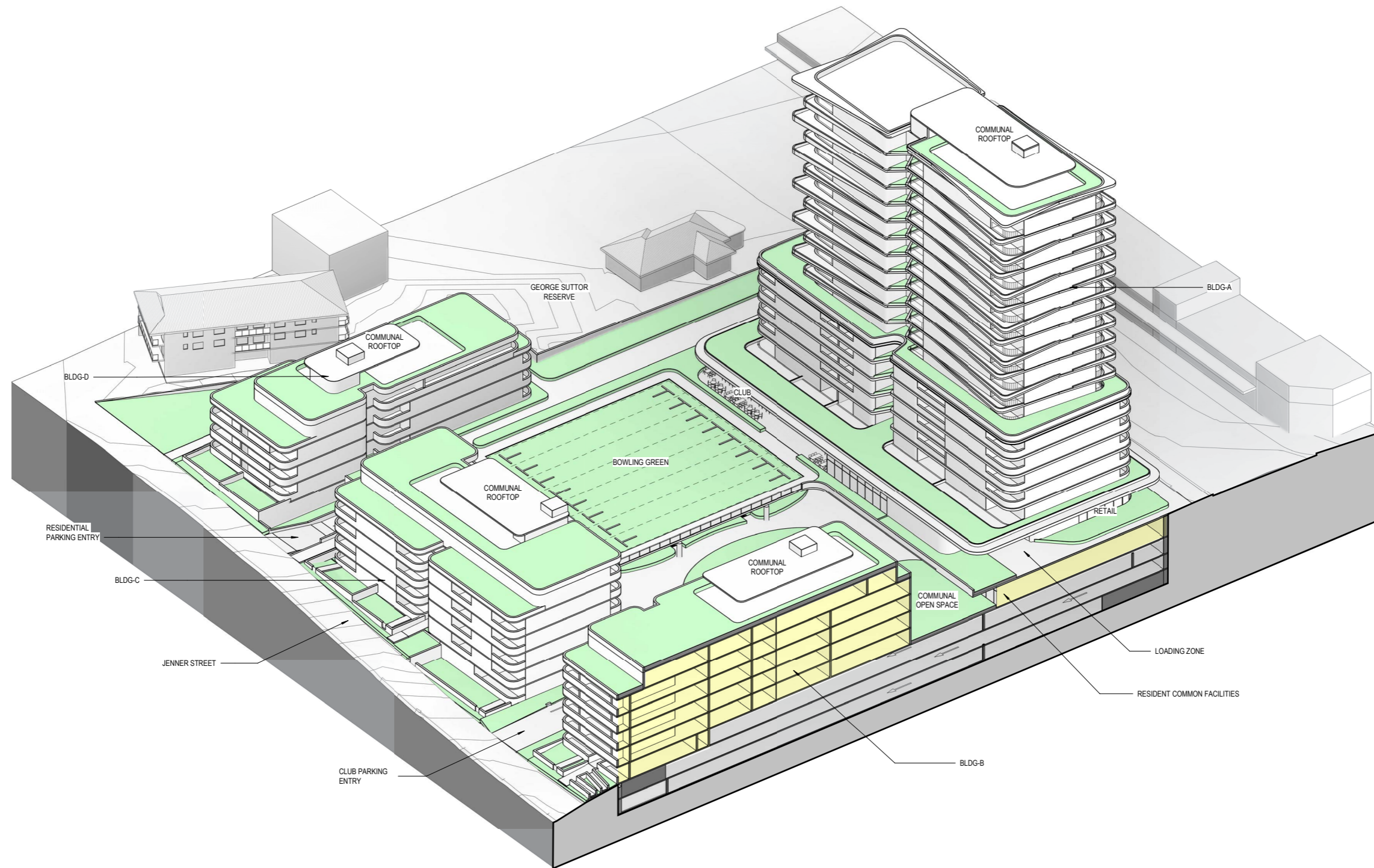
2817.01 AUGUST 2022 PLANNING PROPOSAL

DESIGN COPYRIGHT • ALTIS DESIGNPTY LTD





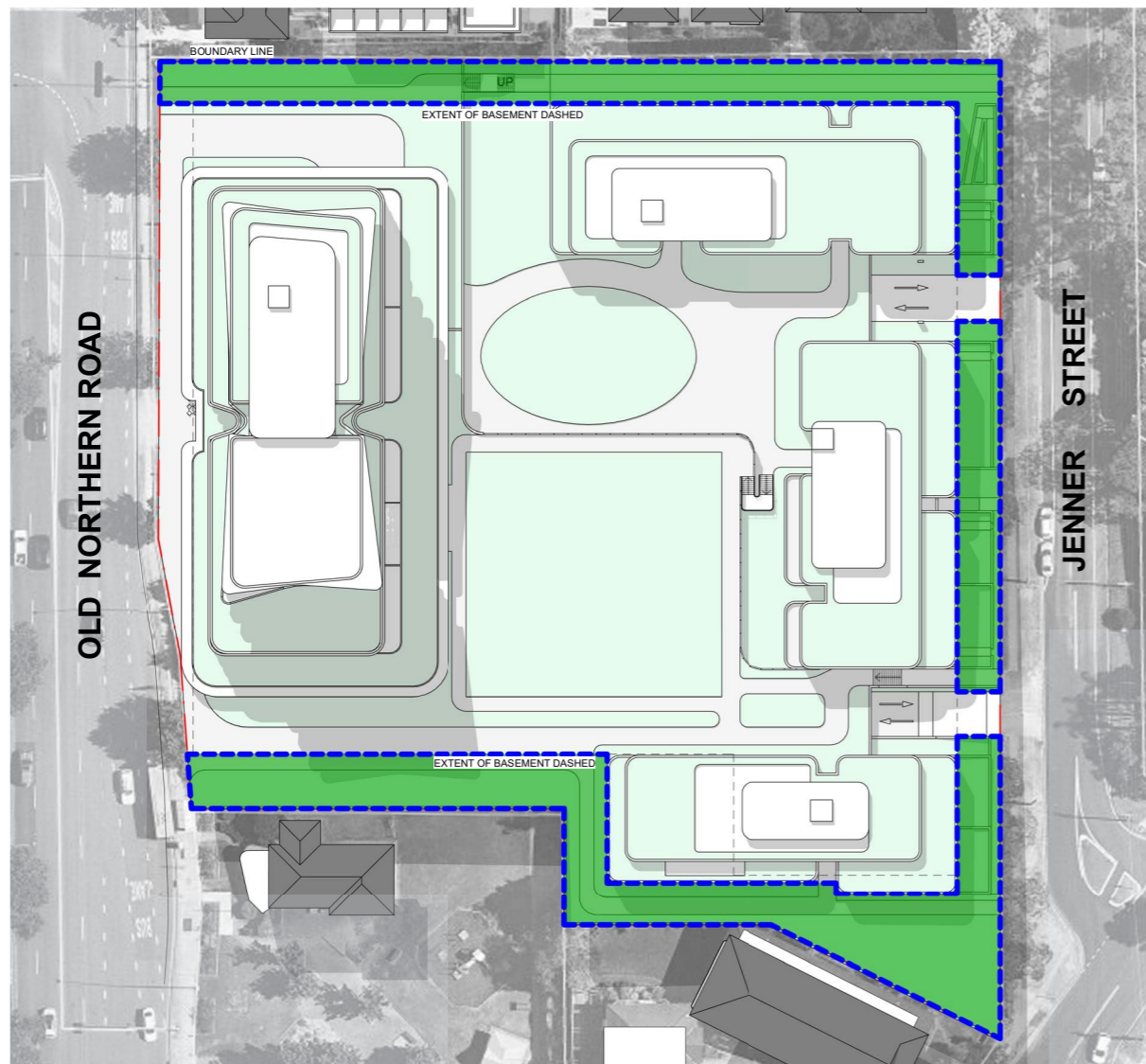







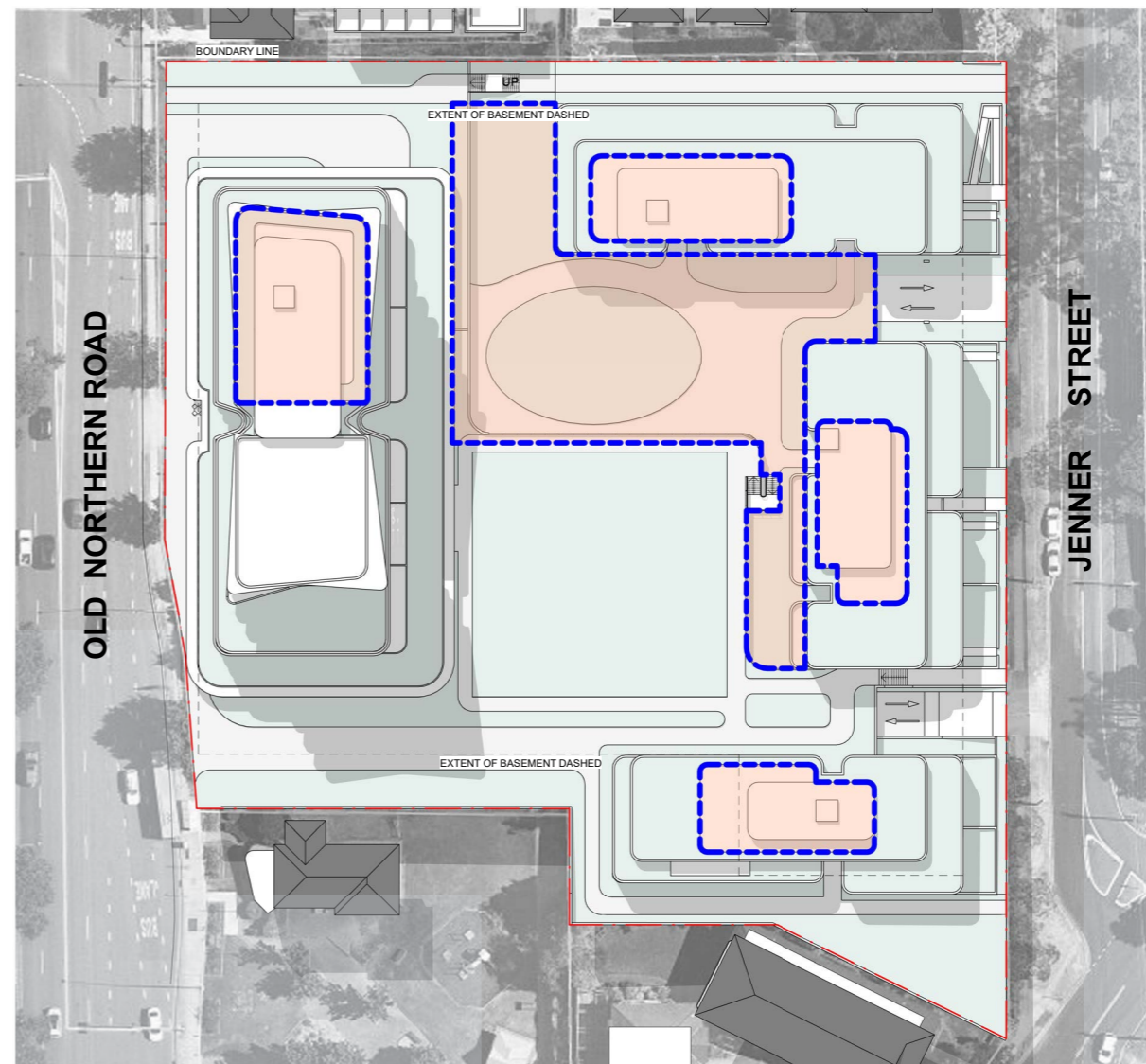







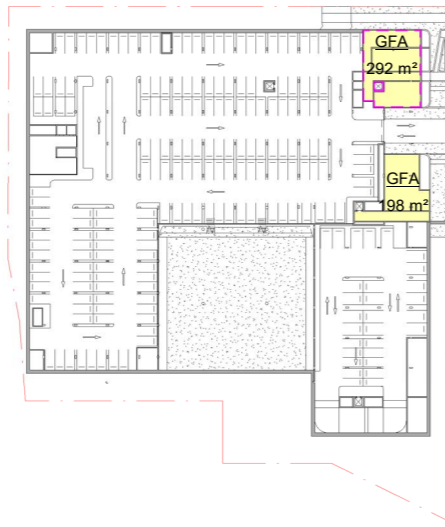
1 DEEP SOIL DIAGRAM
Scale: 1 : 500

	SITE AREA:	13,409m ²	
	ADG REQUIREMENT:	939m ²	7%
	DEEP SOIL AREA: (min. 6m width)	2220m ²	16.5%

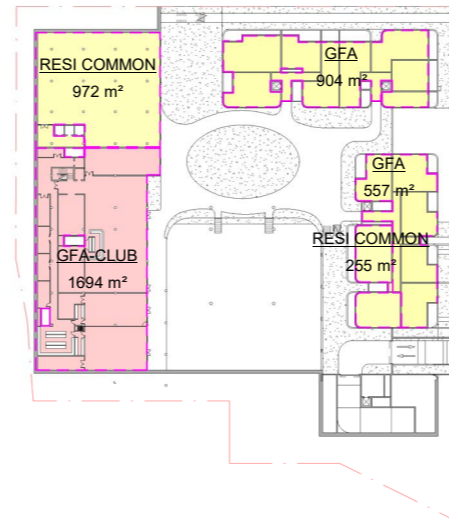


2 COMMUNAL OPEN SPACE
Scale: 1 : 500

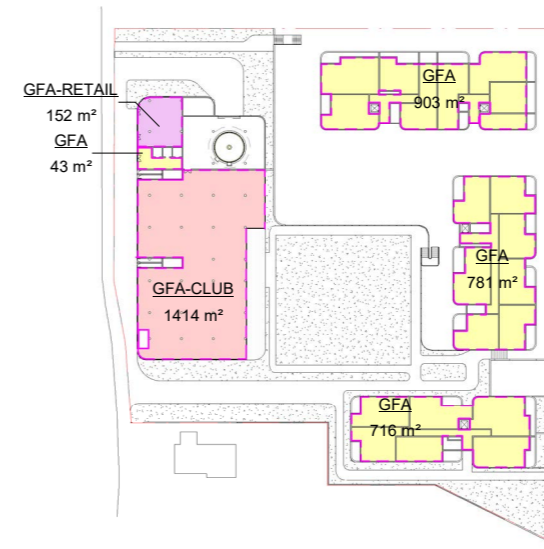
	SITE AREA:	13,409m ²	
	ADG REQUIREMENT:	3,353m ²	25%
	COMMUNAL OPEN SPACE:	3355m ²	25%



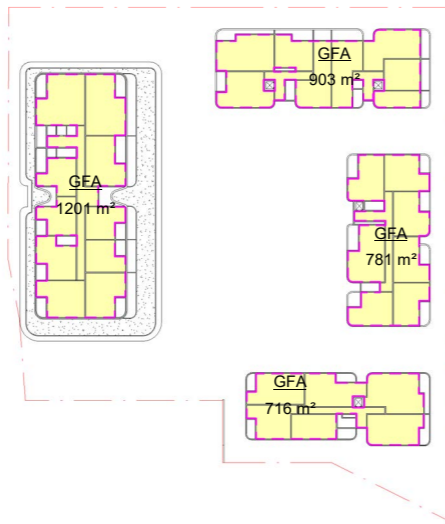
1 **BASEMENT 1**
Scale: 1 : 1000



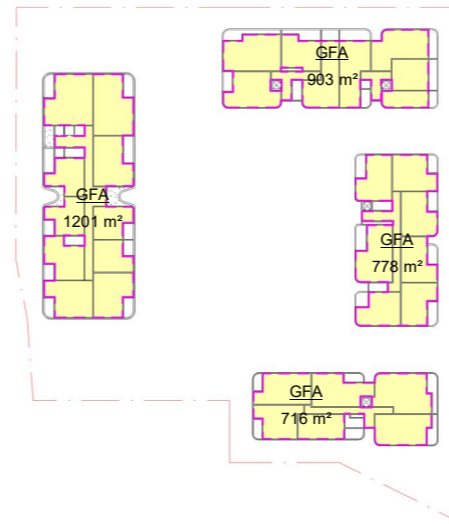
2 **LOWER GROUND GFA**
Scale: 1 : 1000



3 **GROUND FLOOR GFA**
Scale: 1 : 1000



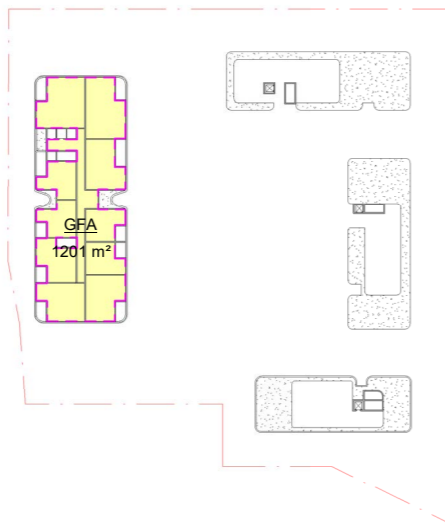
4 **L1 GFA**
Scale: 1 : 1000



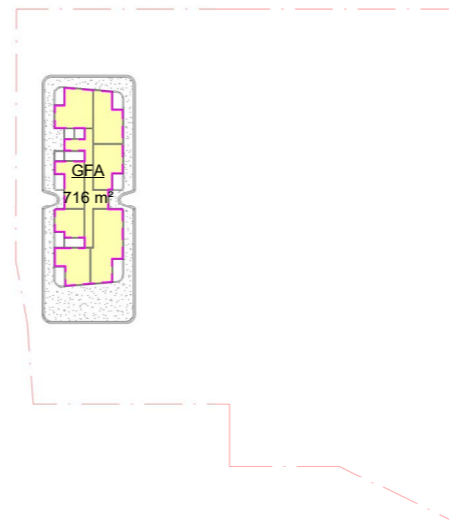
5 **L2 GFA**
Scale: 1 : 1000



6 **L3 GFA**
Scale: 1 : 1000



7 **L4-5 GFA**
Scale: 1 : 1000



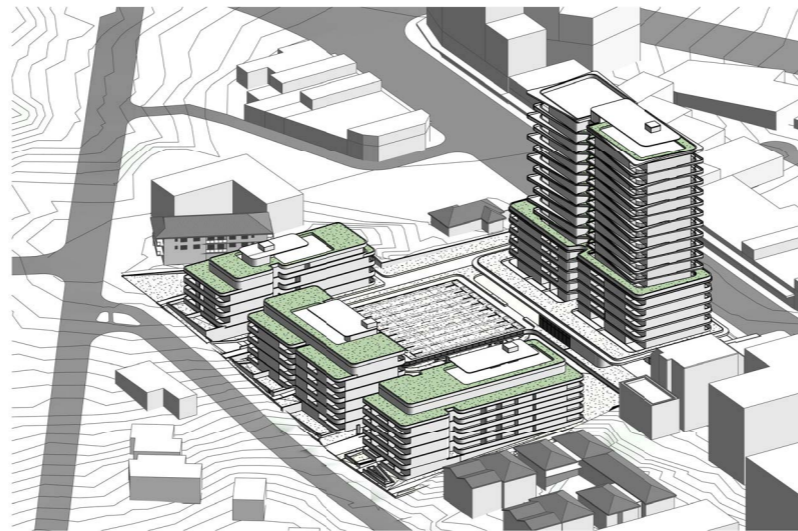
8 **L6-18 GFA**
Scale: 1 : 1000

SITE AREA = 13,409sqm
GROSS FLOOR AREA = 30,027sqm
FSR APPROX = 2.24:1

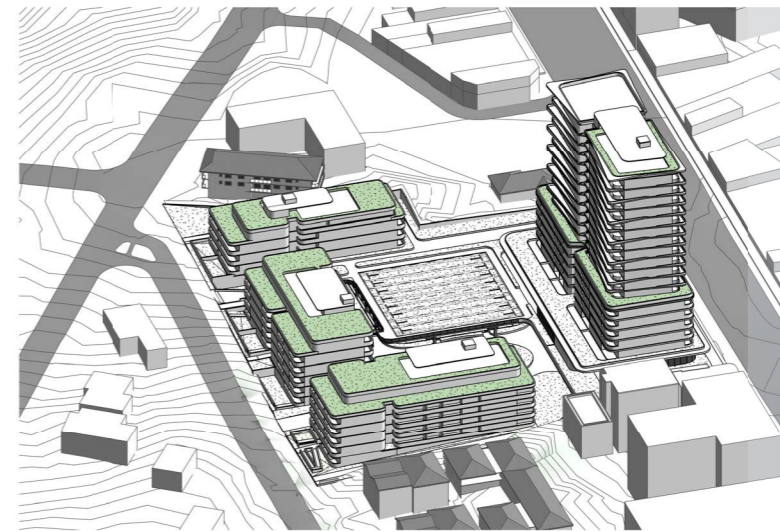
	NUMBER	INDICATIVE AREA (GFA)
RESIDENTIAL - GFA (Including Facilities)	228 Apartments	26,767sqm
BOWLING CLUB - GFA		3,108sqm
RETAIL - GFA		152sqm
RESIDENT FACILITIES (Incl.)		972sqm
SENIORS FACILITIES (Incl.)		255sqm



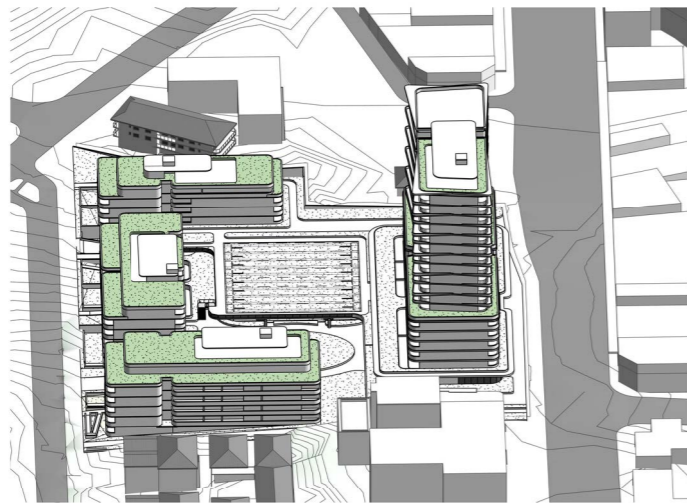
1 3D21 Jun 0900
Scale:



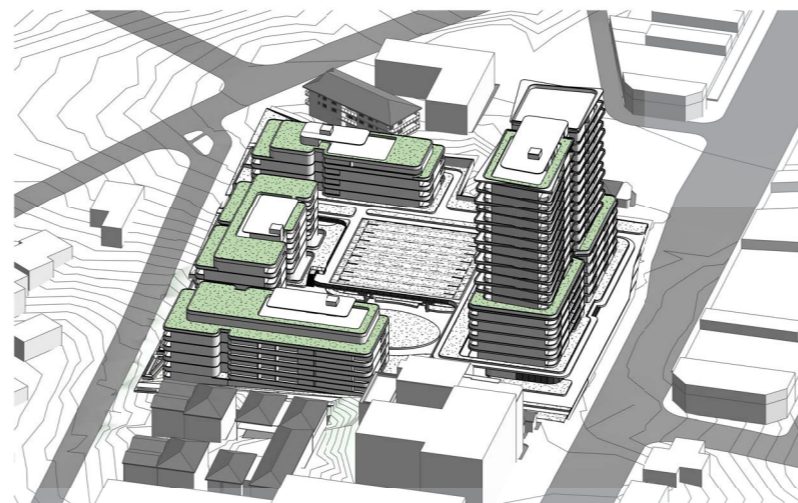
2 3D21 Jun 1000
Scale:



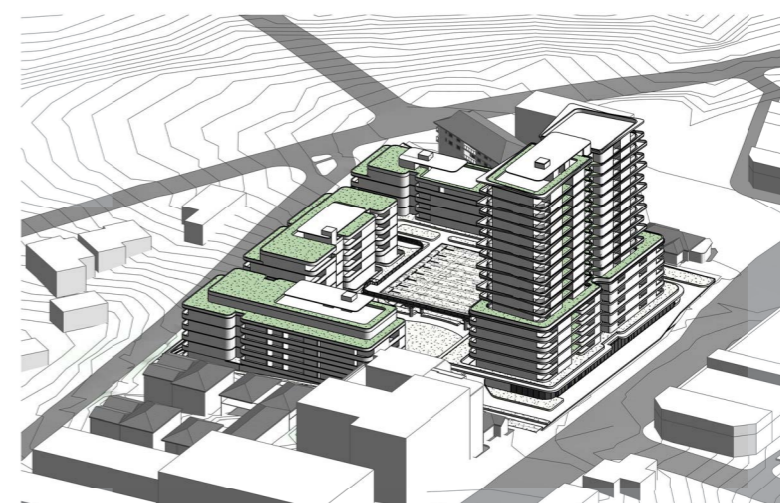
3 3D21 Jun 1100
Scale:



4 3D21 Jun 1200
Scale:



5 3D21 Jun 1300
Scale:



6 3D21 Jun 1400
Scale:



7 3D21 Jun 1500
Scale:

Guide to Sun Eye Diagrams:
Sun eye diagrams are diagrams where the view is taken from the Sun, conceptually it is what you would see looking at the site from the Sun's point of view. As such, any part of the site or buildings visible at each time snap shot is receiving direct sunlight.

ALTIS Architecture

ALTIS
ARCHITECTURE

Concept Design
The Hills Club

Ref: 2817.01
Revision: H
Date issued: 08.08.2022
Prepared By: DF, LH & AC
Checked By: AOC

Contact Details

ALTIS Architecture
Jones Bay Wharf, Lower Deck
Suite 123, 26-32 Pirrama Road
Pyrmont, NSW 2009
Australia
T: 02 9364 9000
F: 02 9571 7930
info@altisarchitecture.com
www.altisarchitecture.com