



Detailed Design Studies

A detailed study into land use relationships, and various land uses within the masterplan.

6.1 Spatial Relationships - Community Hub

Building on the Preferred Option, this section of the report provides a more detailed study into the design of the community hub, its relationships to other programs and characteristics of each of its open spaces.

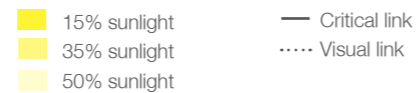
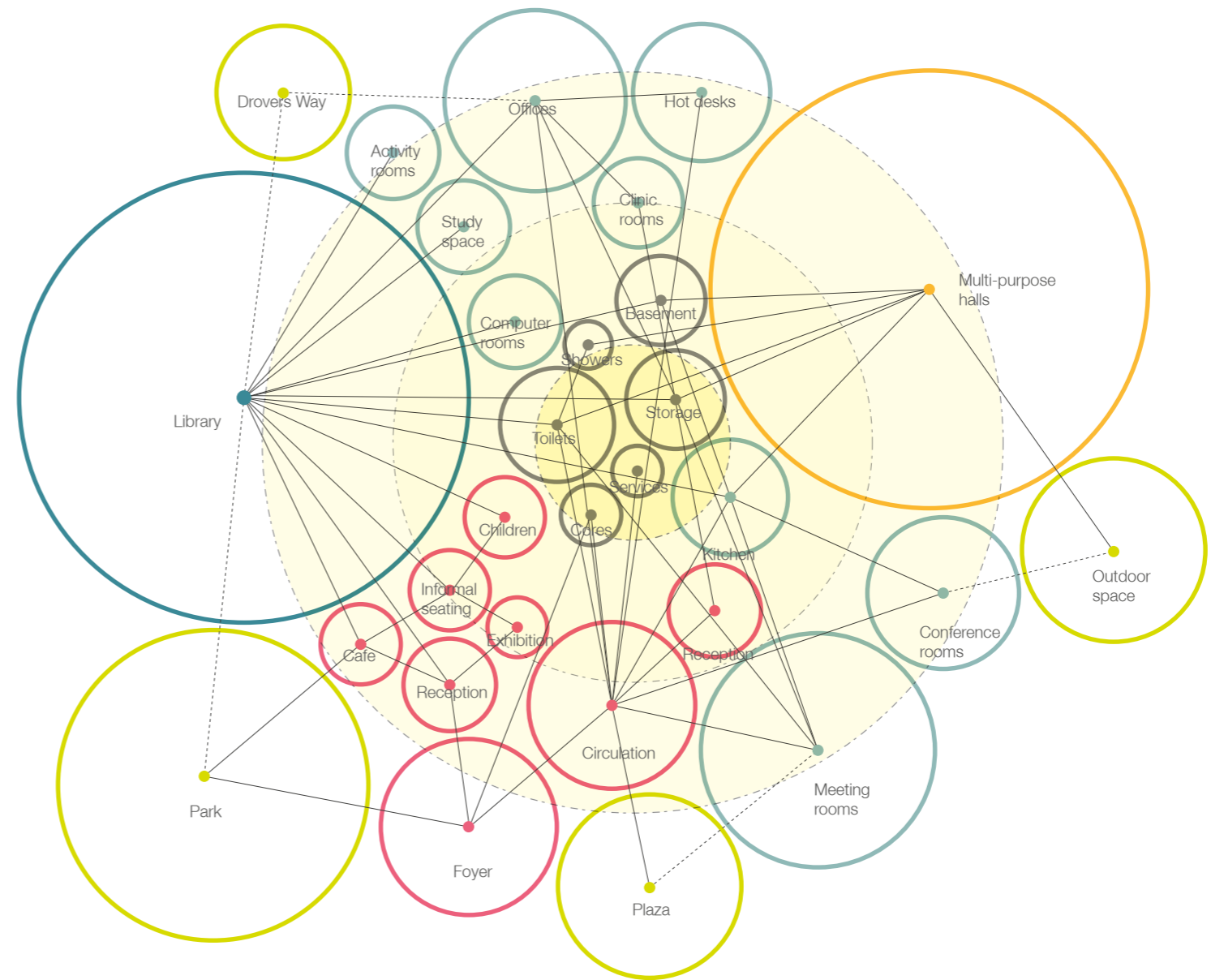
This spatial relationships diagram depicts the relationships between different building use programs and the links which are important to create in order for the community hub to be a successful space. These are considered as either critical or visual links and are placed according to their need of natural light. Programs requiring little to no sunlight are placed in the middle and those requiring most sunlight are placed on the periphery. The recommended programs identified have been derived from KYDS and Elton's Community Facility Study and are as follows:

KYDS:

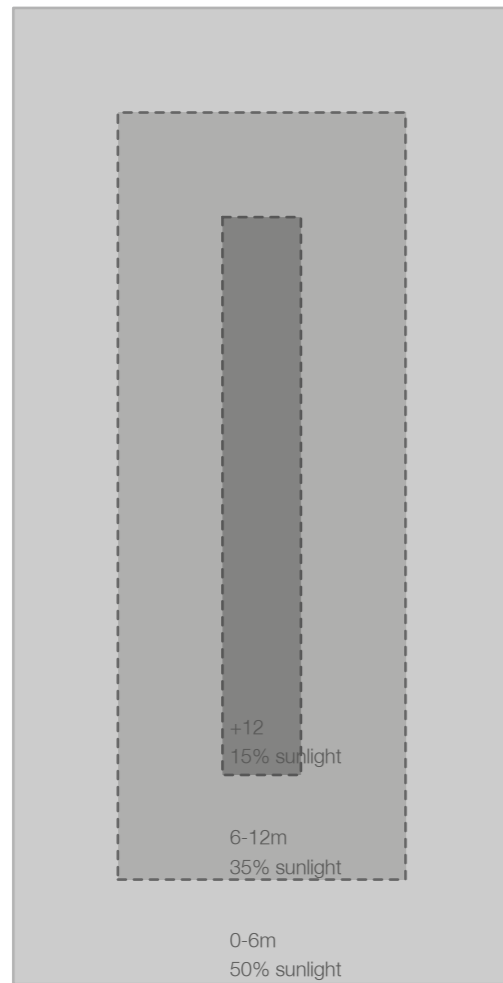
- 4 x large counselling rooms (4 people with desk)
- 2 x small counselling rooms (3 people with desk)
- Large shared meeting room
- Reception and waiting area
- 5 x hot desks and 1 x office room
- Storage
- Kitchen
- Toilets

Elton:

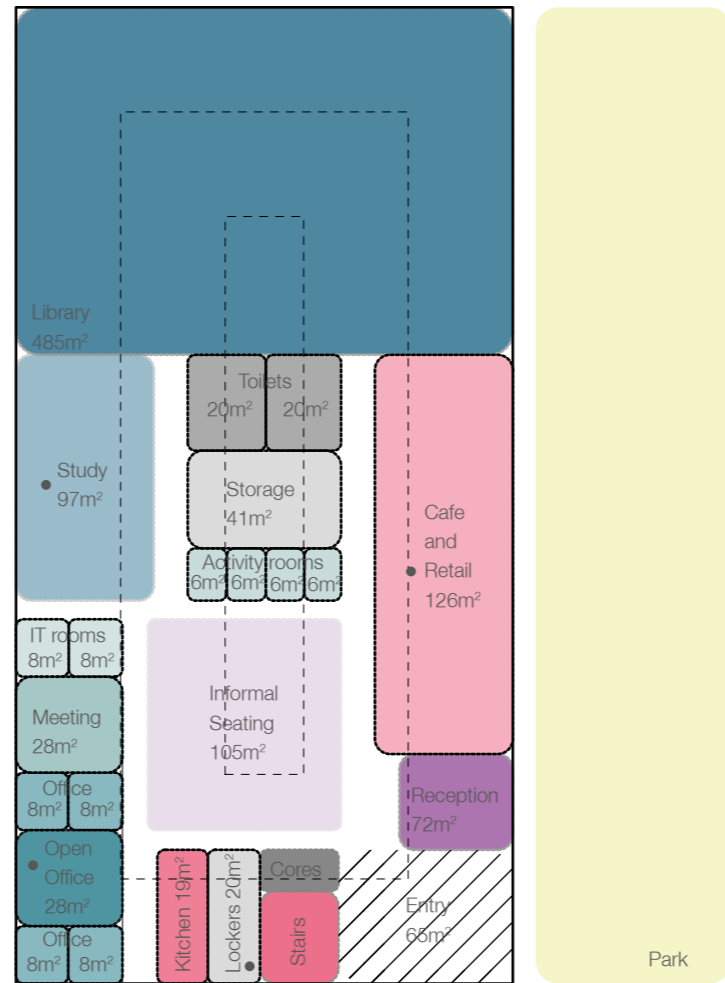
- Service provision space
- Multi-purpose halls to accommodate 200 people
- Portable stage with dressing and green rooms)
- Commercial kitchen
- Toilets and shower facilities
- Meeting and activity rooms with kitchenette
- Computer room
- Foyer with informal open space
- Exhibition space
- Cafe
- Reception
- Storage
- Library space



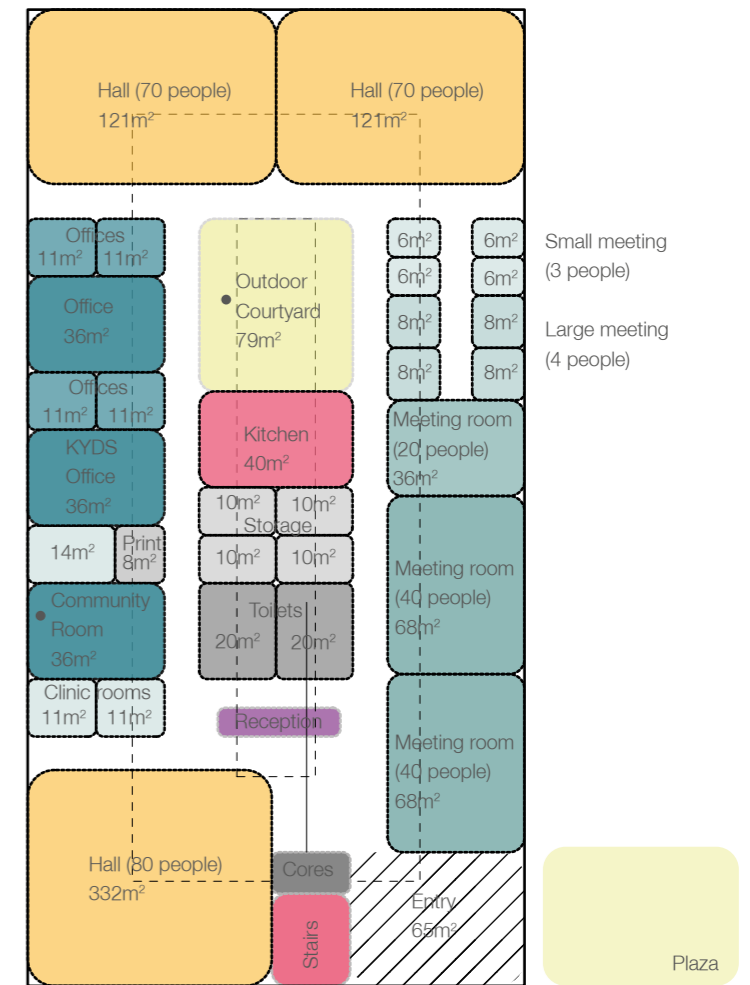
6.2 Spatial Arrangement - Community Hub



Sunlight intensity



Library - Ground



Community Facility - Level 1

- Library
- Study space
- Open space office
- Activity rooms
- Office rooms
- Meeting rooms
- Cafe and retail
- Kitchen
- Reception
- Informal seating
- Halls
- Outdoor courtyard
- Cores
- Toilets
- Storage
- Enclosed
- Open
- Proposed program

6.3 Open Space and Landscape Character

6.3.1 Public Open Space (Total area: approx. 3000m²)

Create a welcoming parkland with strong connections to the new community hub. Enable highly programmed community activities - carols, outdoor movies, yoga etc. , passive recreational opportunities and native play.

1. Open turf area
 - Open turf area with perimeter path for informal passive parkland use
 - Terraced seating edge for informal gathering and small scaled events
 - Perimeter path connects to key entries
2. Main spine
 - Formal paved path adjoining turf and fronting library
 - Generous seating spaces along path
 - Path leads under plaza to escalators/retail
3. Mass planted deep soil perimeter embankment
 - Informal tree grove planting to park perimeter within deep soil embankment zone
 - Endemic tree species planted in deep soil (offset tree planting)
 - Mass planted under-story consists of a mix of native and exotic species appropriate for the site conditions
 - Pedestrian footpaths, stairs and ramps provide accessible connections to the street
 - Maintain clear site line through
4. Play space (approx. 190 sqm)
 - Play space located adjacent cafe outdoor seating area
 - Types of play to cater for toddlers and young children (0-7)
 - Water + native play theme
5. Lower terrace path and external seating zone
 - Paved edge to building frontage provides for pedestrian connection between street, park and upper plaza levels
 - Widened paved area allows for external seating for library/ cafe etc as an active edge to the park
6. Amphitheatre
 - Addresses parkland
 - Helps enclose turf area
 - Stair access to plaza



Open Turf Area



Water + Native Play



Amphitheatre

6.3.2 Pedestrian Plaza (Total area: approx. 962m²)

Provide a high quality public plaza with a northern aspect and views over the park landscape

1. Open plaza with circulation paths in high quality unit paver
2. External seating zones for informal gatherings
3. Grove tree planting to street edge with seating
4. Access to centralised lift and escalators to retail below
5. Lift entry to library, childcare, community hub and retail below
6. Improve connections to Pacific Highway and train station
7. Mass planting under trees



Plaza planting with seats



Seating zones under tree grove



Active plaza for community gathering



Retail spill out zone

6.3.3 Garden Spaces (Total area: approx. 415m²)

Provide a series of garden-like rooms with lush planting throughout - A green respite

1. Circulation/garden path with seating areas
2. Garden with mass planting and small scaled ornamental trees
3. Visible from Woodford Lane



Lush planting with seats



Mounded mass planting



Garden rooms with loose furniture



Timber decking space for gathering





Appendix A: Precedent Studies

7.1 Double Bay

Key Facts:

Site Area: 12,000m²

Land Uses:

Retail: 1 x Supermarket, 1 x Specialty Store, 1 x Liquor Store

Parking: Provided via Kiaora Lane and Patterson Street

Description: The building is a redevelopment of an old Telephone Exchange, with the supermarket and specialty store being located on the ground floor level of the precinct. The built form integrates with the fine grain of the neighbourhood through the inclusion of a pocket park and pedestrian walkways, ultimately activating the space and establishing connection links to the surrounding urban fabric.



01 Location Plan



02 Site Aerial

7.2 Double Bay



03 Outdoor dining area



04 Kiaora Lane frontage



05 Pocket Park connection Kiaora Lane to Patterson Street



06 Patterson Street Parking entrance



07 Anderson Street frontage



08 Undefined indoor and outdoor spaces create an informal interaction between streetscape and eateries

7.3 Lane Cove

Key Facts:

Site Area: 5,000m²

Land Uses: Retail / Community Facility
Community Facility: Library, Gymnasium
Retail: 1 x Supermarket, 1450 sqm Specialty Retail
Parking: 335 spaces in basement

Description:



01 Location Plan



02 Site Aerial

7.4 Lane Cove



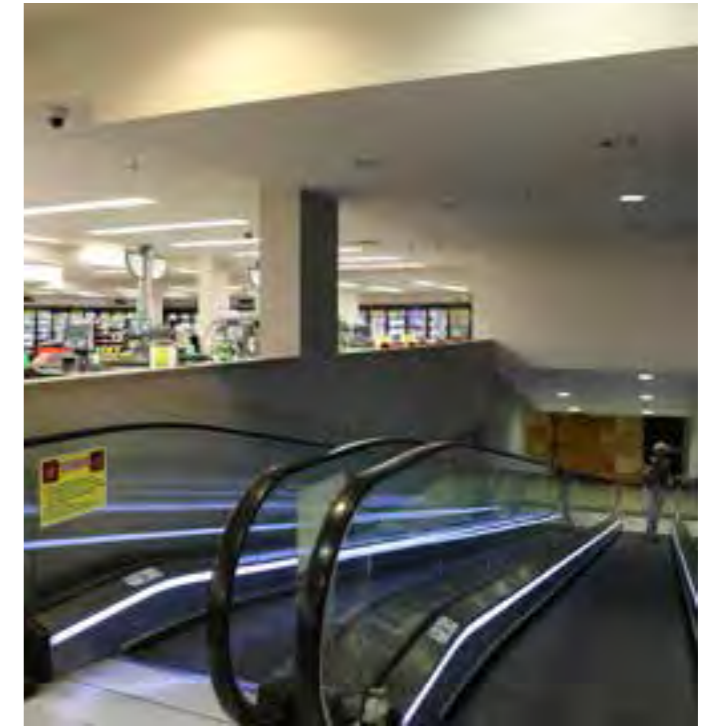
03 Austin Street frontage



04 Upper level specialty shops accessed through Woolworths



05 Courtyard between library entrance and specialty retail



06 Pedestrian circulation is provided through Woolworths



07 Plaza connecting library to Longueville Road streetscape



08 Library and specialty retail civic plaza

7.5 Willoughby

Key Facts:

Site Area: 9,750m²

Land Uses: Community Facility, Entertainment Facility, Library, Specialty Retail

Description: Positioned on the site of the former Willoughby Town Hall, The Concourse is a development consisting of a library, community and entertainment facilities and specialty retail, and is of civic and cultural significance.



01 Location Plan



02 Site Aerial

7.6 Willoughby



03 Entrance to The Concourse



04 Entertainment Facility



05 Civic outdoor plaza



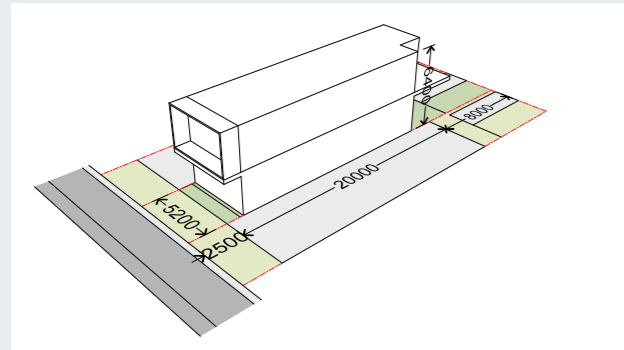
06 Civic Square and entrance



Appendix B: Building Typology Studies

8.1 Residential

8.6.1 Terrace

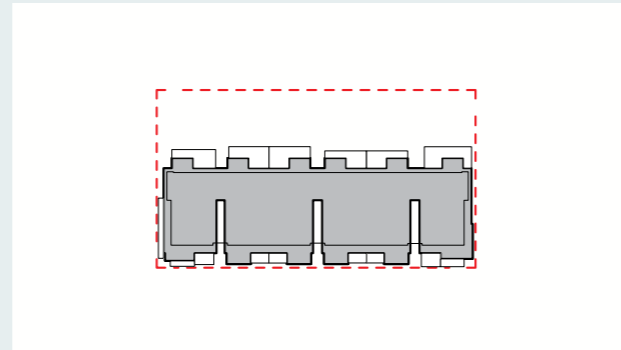


Site Cover	150-180m ²
Building Footprint	100m ²
Bedrooms	3 per dwelling
Height	6.4m
GFA (Total)	200m ²



Terrace Housing at Glebe Harbour, SJB Architects

8.6.2 3-Storey Apartment

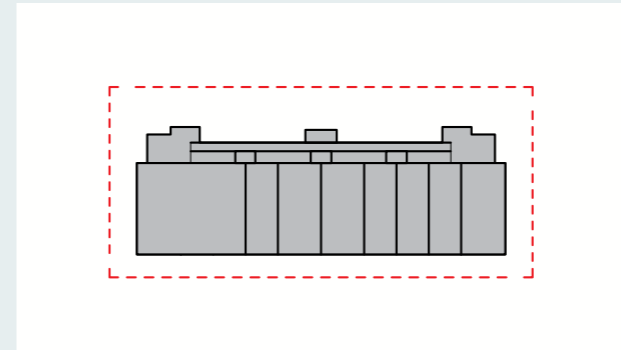


Site Cover	900m ²
Building Footprint	589m ²
Bedrooms	2 per dwelling
Height	11.5m
GFA (Total)	1767m ²



Coast Apartments, SJB Architects

8.6.3 3-Storey Shop Top Apartment

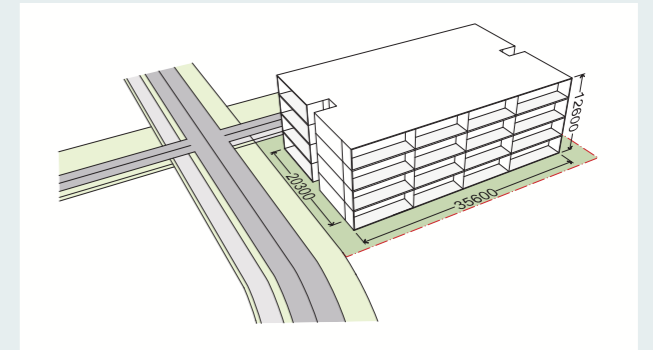


Site Cover	2000m ²
Building Footprint	1156m ²
Bedrooms	1/2/3 per dwelling
Height	11.5m
GFA (Total)	4624m ²



Shop Top Apartments at St. Margarets, SJB Architects

8.6.4 4-Storey Apartment Block



GBA per floor (m ²)	800m ²
GFA (90% of GBA)	720m ²
Dwellings per floor	7
Dwellings mix per floor	(11,14,3)
Dwellings (Total)	28
GFA (Total)	2,880m ²

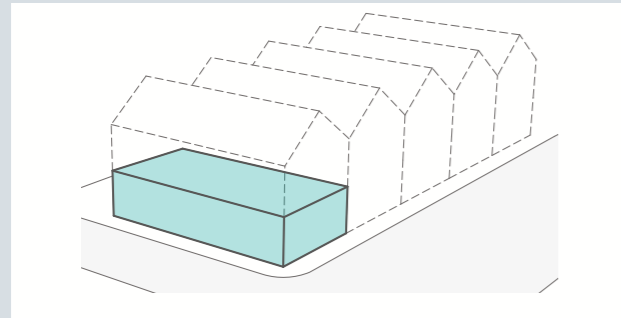


Ralph Street Apartments, SJB Architects



8.2 Retail

8.1.1 Corner Shop



Site Area (m ²)	215 m ²
GFA (Retail)	60-150 m ²

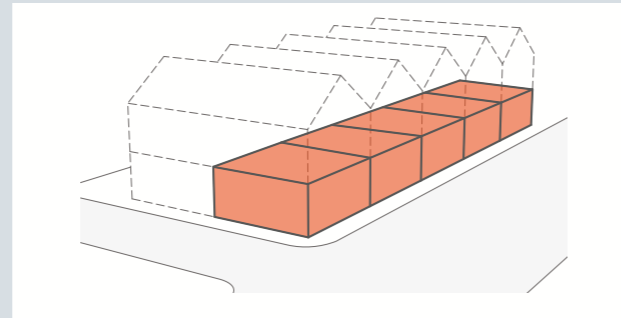


Reuben Hills, Surry Hills



Suppose Design Office, Japan

8.1.2 Small Office / Studio



Site Area (m ²)	215 m ²
GFA (Retail)	60-150 m ²

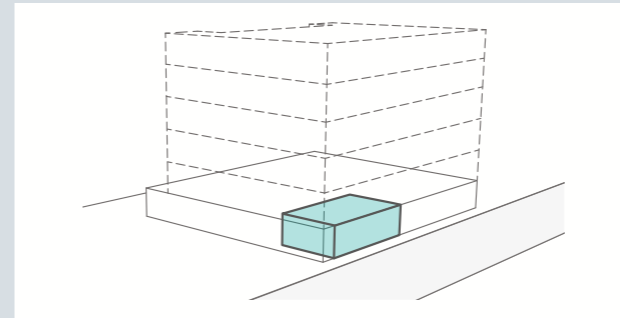


18 Feet & Rising Advertising Offices, London



Evernote Offices, Silicon Valley

8.1.3 Small-scale Ground Floor Retail



GBA per floor (m ²)	7,948 m ²
GFA (90% of GBA)	52 m ²
NSA	45 m ²

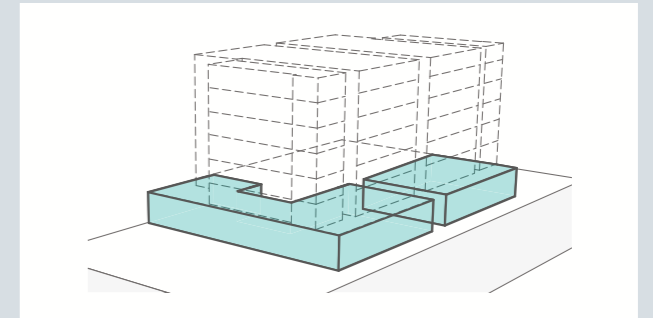


St. Margarets, SJB Architects



Casba Apartments, SJB Architects

8.1.4 Large-scale Ground Floor Retail



GBA per floor (m ²)	1,370 m ²
GFA (90% of GBA)	787 m ²
NSA	669 m ²



SJB Architects



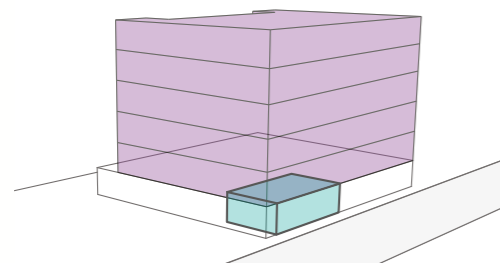
MPRIES Supermarket, Austria



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8.3 Residential and Retail

8.2.1 Small-scale Neighbourhood Precinct



Design Principle	Public Domain	Connectivity	Sustainability	Activity	Character	Experience	Services
Small-Scale Precinct							
Residential	•			•	•	•	
Retail	•		•	•	•	•	•
Cafe / Restaurants	•		•	•	•	•	•
Car Parking		•		•		•	•
W.C. Facilities						•	•
Entry / Civic Space	•				•	•	
Accessible		•		•		•	

Residential	
GBA per floor (m ²)	800m ²
GFA (90% of GBA)	720m ²
Dwellings per floor	7
Dwellings mix per floor	(11,14,3)
Dwellings (Total)	28
Density	
GFA (Total)	2,880m ²

Retail	
GBA per floor (m ²)	7,948 m ²
GFA (90% of GBA)	52 m ²
NSA	45 m ²

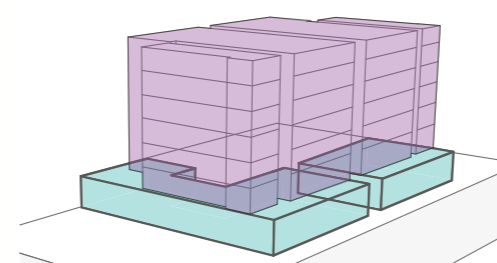


SJB Architects



St. Margarets, SJB Architects

8.2.2 Medium-scale Neighbourhood Precinct



Design Principle	Public Domain	Connectivity	Sustainability	Activity	Character	Experience	Services
Medium-Scale Precinct							
Residential	•			•	•	•	
Retail	•		•	•	•	•	•
Cafe / Restaurants	•		•	•	•	•	•
Car Parking		•		•		•	•
W.C. Facilities						•	•
Entry / Civic Space	•				•	•	
Accessible		•		•		•	

Residential	
GBA per floor (m ²)	5,500m ²
GFA (90% of GBA)	4,950m ²
Dwellings per floor	26
Dwellings mix per floor	(84, 104, 20)
Dwellings (Total)	208
Density	
GFA (Total)	39,600m ²

Retail	
GBA per floor (m ²)	1,370 m ²
GFA (90% of GBA)	787 m ²
NSA	669 m ²



Erko, SJB Architects



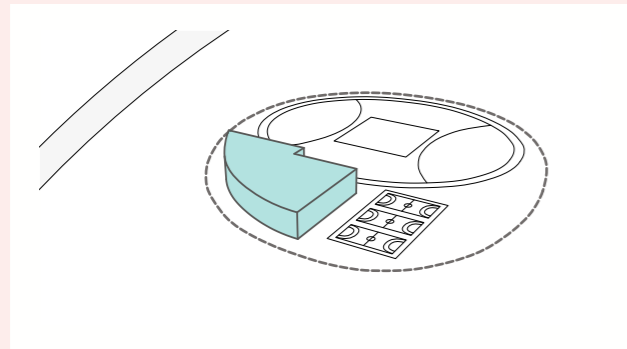
Green Square, SJB Architects



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8.4 Community Facility

8.3.1 Library



Design Principle	Public Domain	Connectivity	Sustainability	Activity	Character	Experience	Services
Library							
Hard Copy / Digital Resources						•	•
Study / Research Space				•	•	•	
Administrative / Information Space						•	•
Kitchenette			•				•
Entry / Civic Space	•			•	•	•	
Accessible		•				•	

Name	Vennelsa Library & Culture House
Area	1938m ²
Location	Vennelsa, Norway
Facilities	Library Community centre

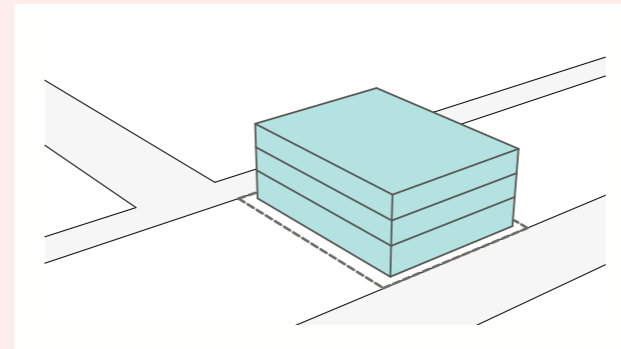


Vennelsa Library & Culture House, Helen & Hard Architects



Vennelsa Library & Culture House, Helen & Hard Architects

8.3.2 Community Centre / Library



Design Principle	Public Domain	Connectivity	Sustainability	Activity	Character	Experience	Services
Community Centre							
Main Hall / Performance Space	•		•	•	•	•	
Mixed Use Rooms	•		•	•	•	•	•
Administrative / Information Space						•	•
Kitchenette			•				•
Entry / Civic Space	•			•	•	•	
Accessible		•				•	

Name	Surry Hills Community Centre
Area	530m ²
People	15,000
Facilities	Library Child care Community centre



Surry Hills Community Centre, FJMT Architects



Surry Hills Community Centre, FJMT Architects

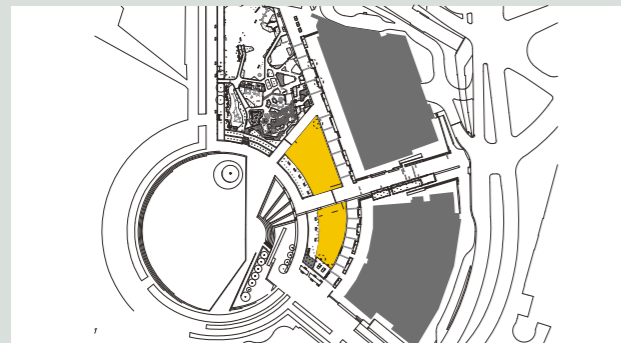


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Appendix C: Open Space Studies

9.1 Darling Quarter Lawns, Darling Harbour



Darling Quarter - Community Green, ASPECT Studios



Darling Quarter Lawns, ASPECT Studios



Darling Quarter Lawns, ASPECT Studios



Darling Quarter Lawns ASPECT Studios



Darling Quarter Lawns, ASPECT Studios

Name	Darling Quarter Lawns
Area	1380m ²
Location	Darling Harbour, Sydney
Facilities	Retail, Restaurants, Outdoor Lawn, Bench Seating, Table Tennis.



3800m² open space footprint at 1:5000

- Key Points
- Outdoor/Indoor breakout spaces
 - Flexibility
 - Passive Leisure
 - Curated



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9.2 UTS Alumni Green, Ultimo



1:5000 Plan



UTS Alumni Green, ASPECT Studios



UTS Alumni Green, ASPECT Studios

Name	UTS Alumni Green
Area	8700m ²
Location	Ultimo, Sydney
Facilities	Library, University, Outdoor Lawn, Bench Seating, Table Tennis, Breakout Spaces.



UTS Alumni Green, ASPECT Studios



UTS Alumni Green, ASPECT Studios

- Key Points
- Curated
 - Flexibility
 - Passive Surveillance
 - Range of user experiences
 - Multiple seating opportunities



3800m² open space footprint at 1:5000



9.3 St James Park, Glebe



St James Park, ASPECT Studios



St James Park, ASPECT Studios



St James Park, ASPECT Studios

Name	St James Park
Area	3500m ²
Location	Glebe, Sydney
Facilities	Children's Play Equipment, Seating Benches, Public Toilets.



St James Park, ASPECT Studios



St James Park, ASPECT Studios



3800m² open space footprint at 1:5000

- Key Points
- Neighbourhood scale
 - Passive surveillance
 - Active play space and recreation
 - Informal green



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9.4 Foley Park, Glebe



1:5000 Plan



Foley Park, ASPECT Studios

Name	Foley Park
Area	5700m ²
Location	Glebe, Sydney
Facilities	Children's Play Equipment, Outdoor Lawn, Bench Seating, Public Toilets, Heritage Interpretation.



Foley Park, ASPECT Studios



Foley Park, ASPECT Studios



Foley Park, ASPECT Studios

- Key Points
- Regional scale
 - Community gathering space



3800m² open space footprint at 1:5000

9.5 One Central Park, Chippendale



1:5000 Plan



One Central Park, ASPECT Studios/Oculus



One Central Park, ASPECT Studios/Oculus



One Central Park, ASPECT Studios/Oculus



One Central Park, ASPECT Studios/Oculus

Name	One Central Park
Area	5700m ²
Location	Central Park, Sydney
Facilities	Retail, Restaurants, Seating Benches, Residential Courtyards.



3800m² open space footprint at 1:5000

Key Points


- Informal activation
- Passive surveillance
- Connectivity
- Retail activation
- Integrated
- 18hr/7days space

9.6 Cranbrook Junior School, Rose Bay



1:5000 Plan


Name	Cranbrook Junior School
Area	4200m ²
Location	Rose Bay, Sydney
Facilities	Classrooms, Outdoor Decking, Sandpit, Breakout Spaces.




3800m² open space footprint at 1:5000



Cranbrook Junior School, ASPECT Studios



Cranbrook Junior School, ASPECT Studios



Cranbrook Junior School, ASPECT Studios



Cranbrook Junior School, ASPECT Studios

Key Points

- Multi-use space
- Flexibility
- Indoor/outdoor Learning

9.7 Surry Hills Library, Surry Hills



1:5000 Plan



Surry Hills Library, FJMT



Surry Hills Library, FJMT



Surry Hills Library, FJMT

Name	Surry Hills Library
Area	250m ²
Location	Surry Hills, Sydney
Facilities	Library, Office Admin, Child care.



Surry Hills Library, FJMT

- Key Points
- Neighbourhood scale
 - Passive surveillance
 - Community gathering space



3800m² open space footprint at 1:5000

Design Principle	Public Domain	Connectivity	Sustainability	Activity	Character	Experience	Services
Local Road - Beaconsfield Parade							
Footpath	•	•	•	•	•	•	
Landscaped Verge with Tree Planting	•				•	•	
On Street Parking	•	•		•	•	•	
Cycle Lane	•	•	•	•	•	•	
Carriageway	•	•		•	•	•	

9.8 Shannon Reserve, Surry Hills



1:5000 Plan



Shannon Reserve



Shannon Reserve



Shannon Reserve



Shannon Reserve

Name	Shannon Reserve
Area	2500m ²
Location	Surry Hills, Sydney
Facilities	Children's Play Equipment, Seating Benches.



3800m² open space footprint at 1:5000

- Key Points
- Neighbourhood scale
 - Event space
 - Temporary overlays/ markets