

ARCHITECTURAL DESIGN REPORT
FOR A MIXED USE DEVELOPMENT
21-35 TREACY STREET, HURSTVILLE

FOR EARLJEST PTY LTD ATF HURSTVILLE UNIT TRUST
10 DECEMBER 2010



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01 INTRODUCTION

INTRODUCTION

The Architectural Design Report has been prepared by STANISIC ASSOCIATES to form part of the Part 3A Concept Plan Submission to NSW Planning on behalf of Earljest Pty Ltd ATF Hurstville Unit Trust for their site at 21-35 Treacy Street, Hurstville.

VISION

Our vision is to create a mixed-use residential building that provides a sustainable, affordable and diverse living environment in the Hurstville Town Centre and an exemplar for higher density housing along Sydney's rail corridors.

The design of the building for this important Hurstville site has emerged from a close and detailed contextual analysis of the existing and future urban form, streetscape and environmental parameters. Our objective was to create a very high quality, five green-star building of distinguished architecture, with an interconnected spatial network of landscaped, communal open spaces and public domain.

The slender linear form emphasizes the built urban edge along the Illawarra Rail line and defines the southern edge of the Hurstville City Centre. The form is a unique fusion of three form types: the urban street wall, slab and towers. This hybrid form is cut with a slot into two roughly equal parts and perforated with recesses to adjust its visual bulk and mass. Sky bridges are added in the slot to connect the two towers and allow views along the visual axis.



The building has a modern aesthetic that expresses the forward looking aspirations of the project and its spirit of innovation and environmental excellence.

02 LOCATION

The site is located at 21-25 Treacy Street, at the southern boundary of the Hurstville Town Centre, near the Hurstville Rail station and adjacent to the Illawarra Rail line that separates Hurstville LGA from Kogarah LGA. The site is currently occupied by an automotive showroom, service centre and hardstand area, small factories and warehouses. The northern frontage overlooks the Hurstville City Centre and the southern frontage overlooks Kogarah.



LEGEND

-  HURSTVILLE CITY CENTRE (DRAFT HURSTVILLE LEP 2010)
-  SITE

STREETSCAPE + SITE

EXTENT OF SITE - 21-35 TREACY STREET, HURSTVILLE



11-13 Treacy Street
8 storey mixed-use
under construction

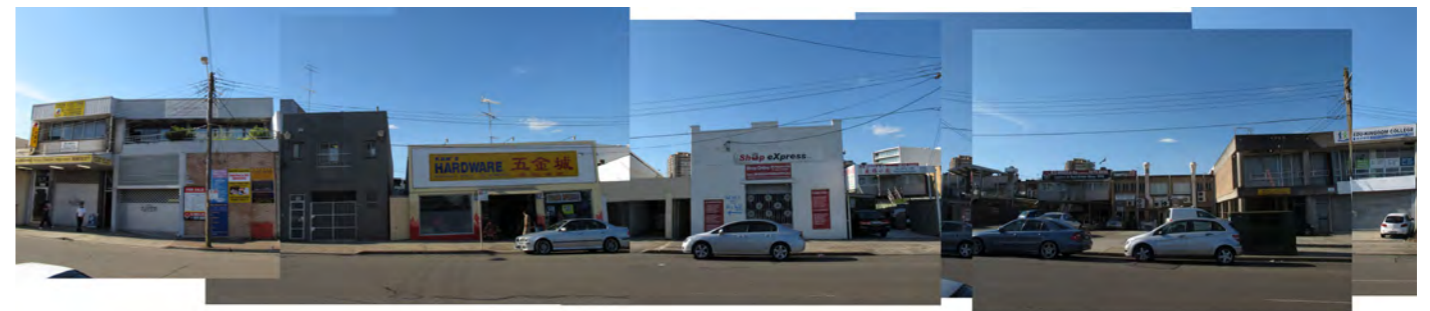
15-19
4 storey mixed-use

21
car garage

23- 27
car dealership + workshop

29
car dealership

31
workshop



48

181-183
retail rear

179
retail
rear

42-44
retail

173A
retail
rear

173
retail

171
retail
rear

167-169
offices+
retail rear

161-165
offices+
retail rear

153-159
offices+
retail rear

03 STREETScape + SITE

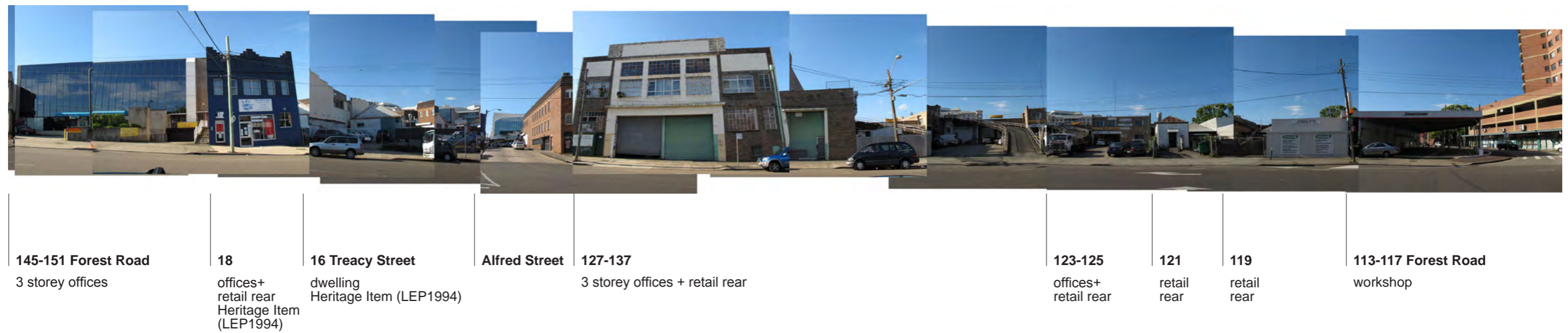
TREACY STREET LOOKING SOUTH

The streetscape view looking north shows the Treacy Street frontage of the site.



TREACY STREET LOOKING NORTH

The streetscape view looking south shows the Treacy Street frontage directly opposite the site.



SURROUNDING AREA



01 EAST QUARTER_FOREST RD



02 14 STOREY RESIDENTIAL_FOREST RD



02 ALFRED ST_FOREST RD



07 ILLAWARRA RAIL LINE_TREACY ST



08 EAST QUARTER_RAILWAY PDE



09 EAST QUARTER_RAILWAY PDE



13 1-5 TREACY ST



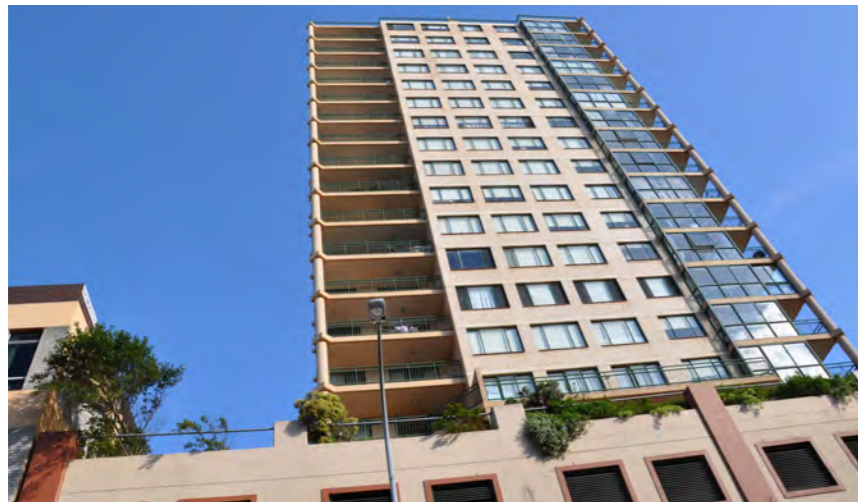
14 8 STOREY RESIDENTIAL (UNDER CONSTRUCTION)_9-13 TREACY ST



15 4 STOREY RESIDENTIAL_15-19 TREACY ST

SURROUNDING AREA

STREETSCAPE + SITE



04 20 STOREY RESIDENTIAL_CROSS ST



05 WESTFIELDS_ROSE ST



06 14 STOREY RESIDENTIAL_RAILWAY PDE



10 RESIDENTIAL_RAILWAY PDE



11 RESIDENTIAL_RAILWAY PDE



12 RESIDENTIAL_RAILWAY PDE



16 SUBJECT SITE_TREACY ST



17 SUBJECT SITE_TREACY ST

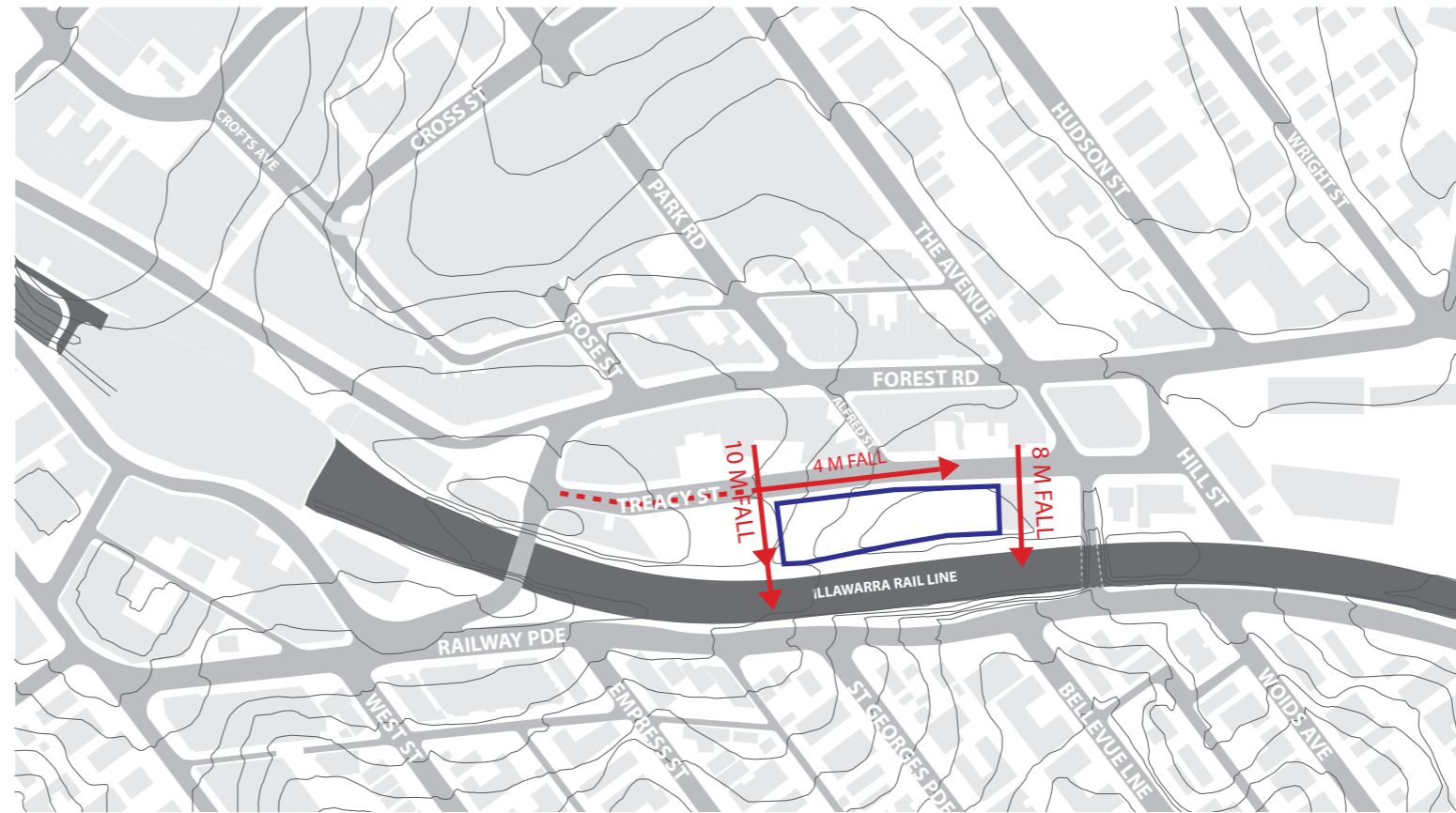


18 TREACY ST WEST

04 CONTEXTUAL ANALYSIS

TOPOGRAPHY

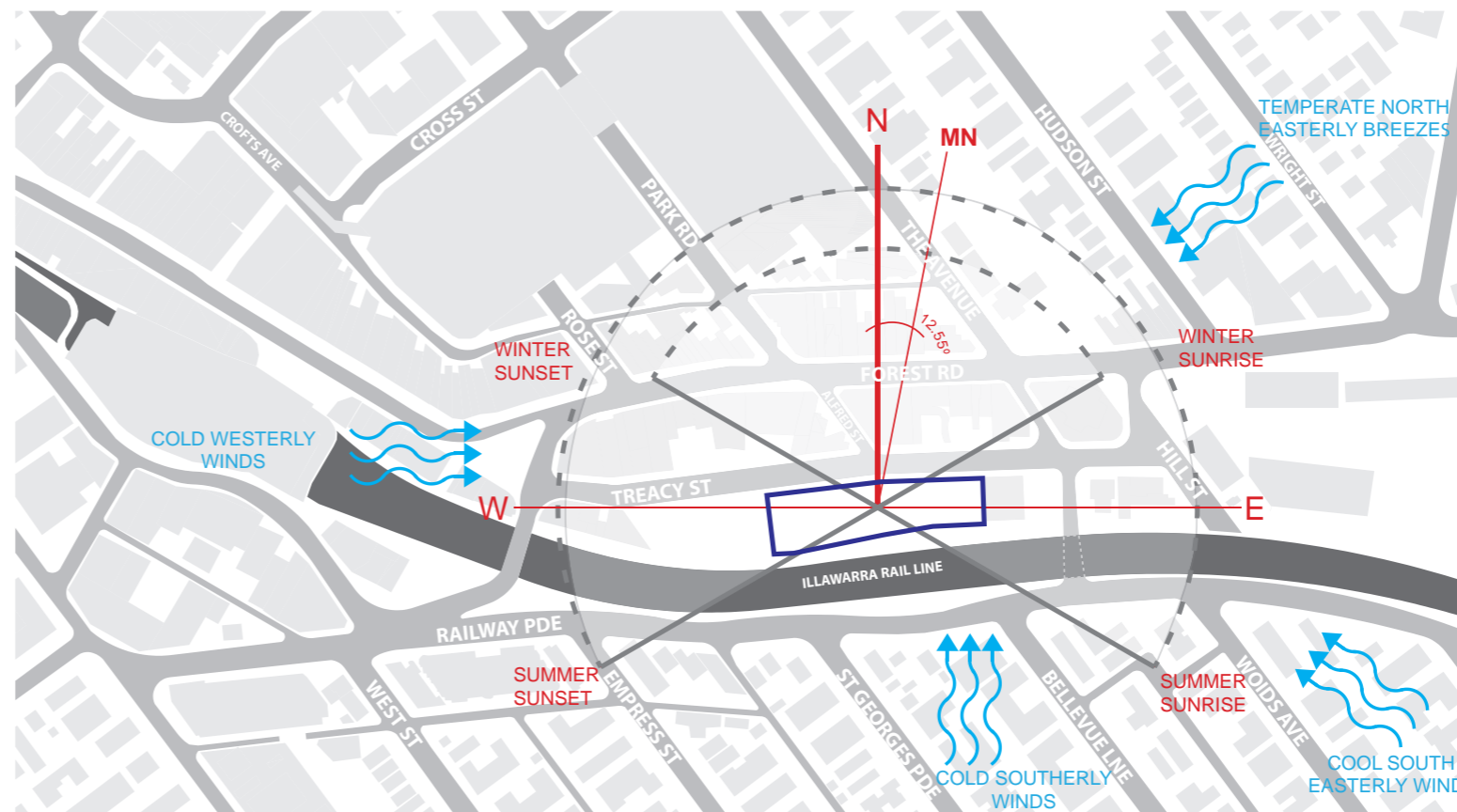
Hurstville down to Kogarah and Botany Bay beyond. The site falls approx 4 metres from the high point at the western site boundary, adjacent to the Council car park, to Alfred Street. There is a cross fall of approx 10-12 metres from Treacy Street to Railway Parade, south of the Illawarra Rail line, which is raised on an embankment, approx 2 metres above the ground level of Treacy Street. The site is partly excavated down to the bottom of the embankment, approx 3 metres below the level of Treacy Street.

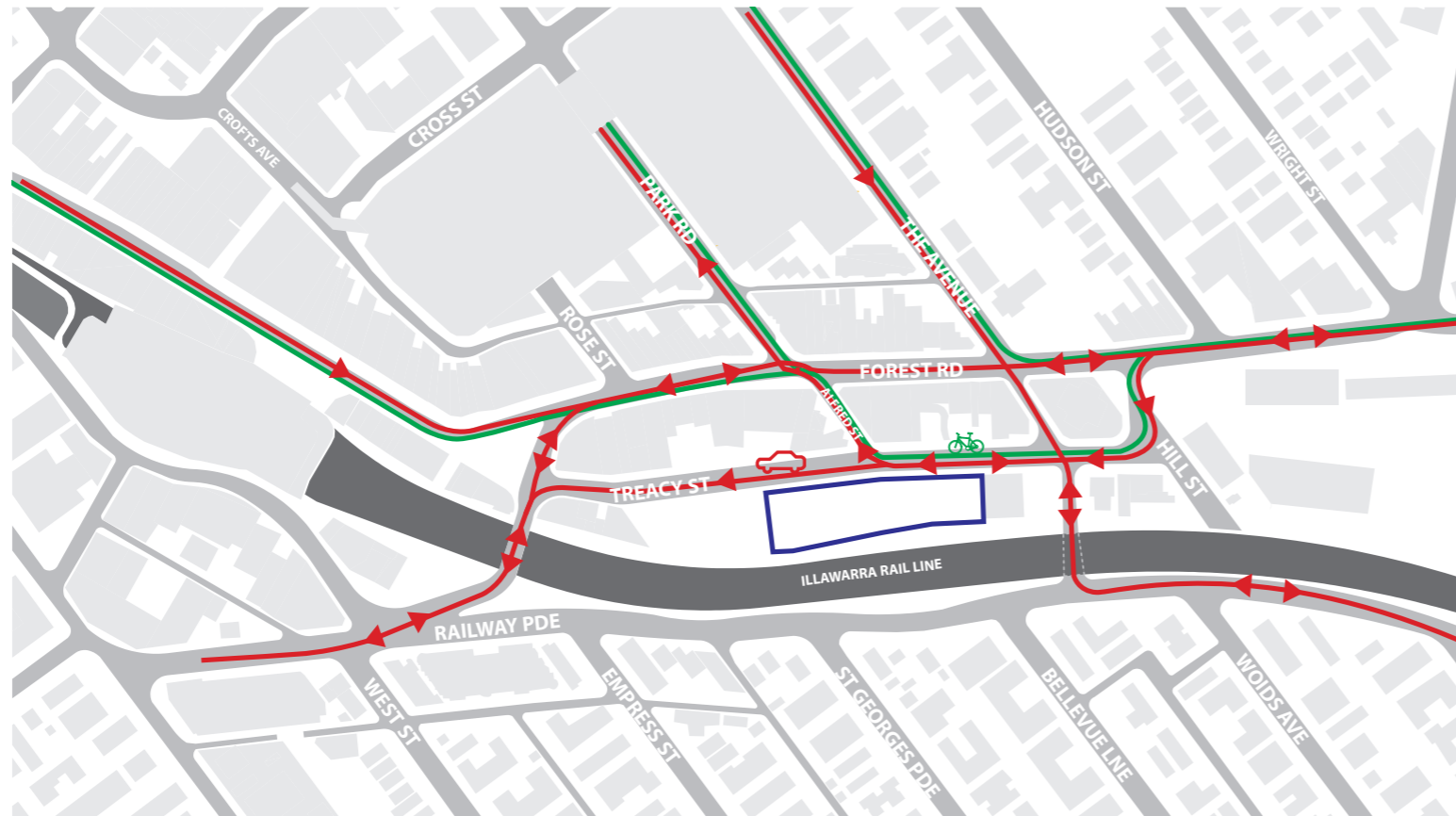


ENVIRONMENT

The long axis of the site is aligned east-west; the site has long boundaries to the north and south. The Treacy Street frontage is oriented to the sunny north and the Hurstville Town Centre; the Illawarra Rail corridor frontage is oriented to the cooler south and the houses and flatscape of Kogarah. The site's west frontage is bounded by an existing 4 storey residential flat building and the east frontage is bounded by a Council car park, a future development site. The proposed 15 and 23 metres building height (4 and 7 storeys) in the Draft Hurstville LEP (Hurstville City Centre) 2010 for the northern side of Treacy Street will ensure retention of solar access to the northern frontage of the site.

The site is subject to an annual cycle of warm, temperate, and cold winds, which swing from the north to the south direction. In summer the site receives temperate, north-easterly breezes and in winter it receives colder southerly winds from Botany Bay. Between winter and summer the site is subject to south-westerly and north-westerly winds.



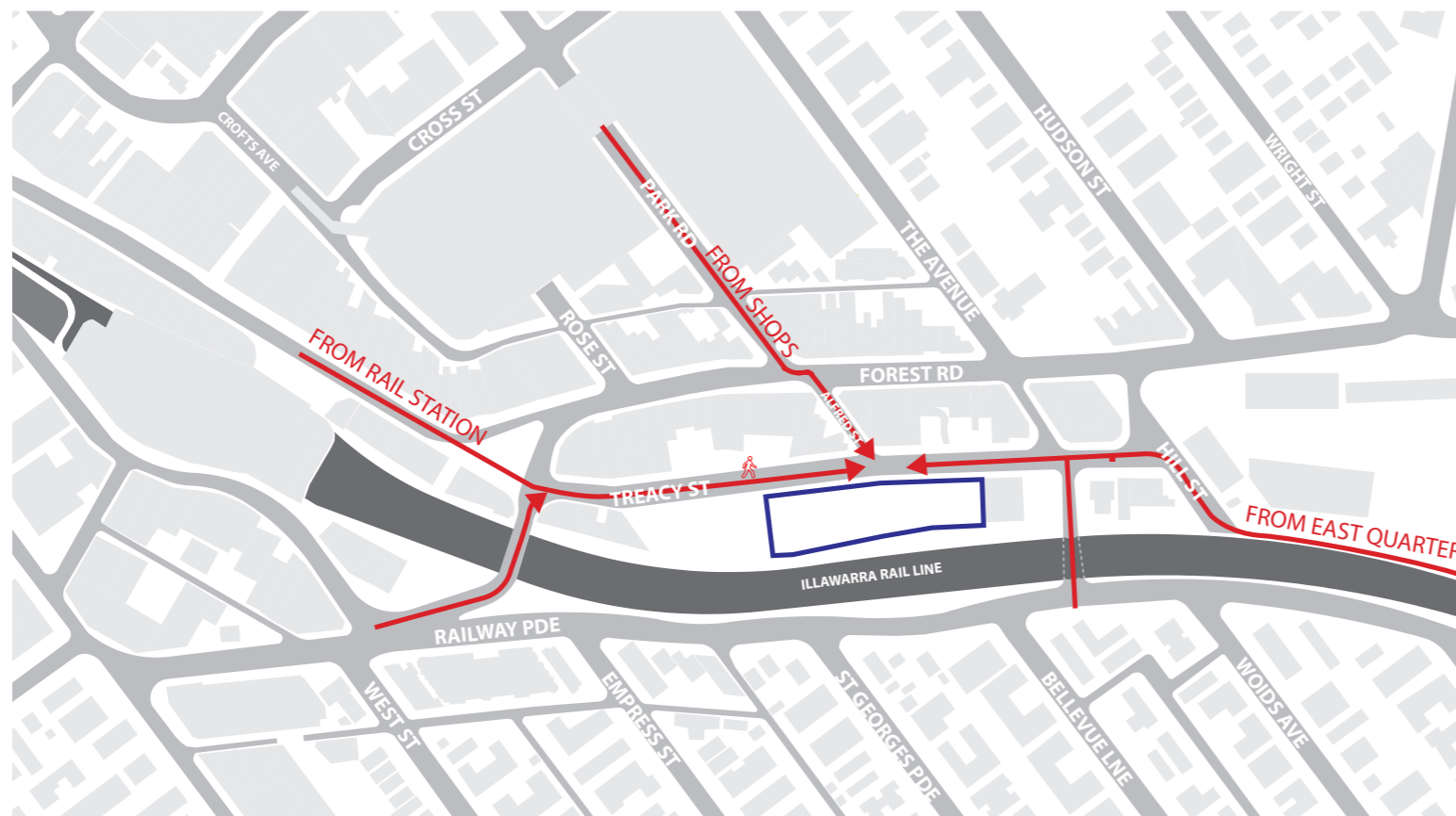


VEHICULAR MOVEMENT

The site is well serviced by an extensive network of primary and secondary roads that provide efficient movement to and from the site, and around the Hurstville Town Centre. Treacy Street is a secondary street that runs parallel to Forest Road, the main street of Hurstville Town Centre.

The primary vehicle approaches are from Forest Road to the east and the rail underpass from the south. The approach from the west is not available due to the one way direction of Treacy Street at its western end. Treacy Street is two way from the site's western boundary to Alfred Street and one way from Alfred Street to the site's eastern boundary. It is part of the route from the eastern end of the Hurstville Town Centre to the Illawarra Rail line overpass and Railway Parade.

Alfred Street runs north and joins Park Road as a main, cross centre through-route. The Avenue which runs parallel to Park Road, is the main south running cross centre through-road, part of the route through the Hurstville City Centre to the Illawarra Rail underpass to Railway Parade and onto the Kogarah Town Centre or King Georges Road beyond.



PEDESTRIAN MOVEMENT

Treacy Street is a secondary east-west street that is part of the pedestrian pathways that connect the eastern end of the Hurstville City Centre to the Rail Station to the west.

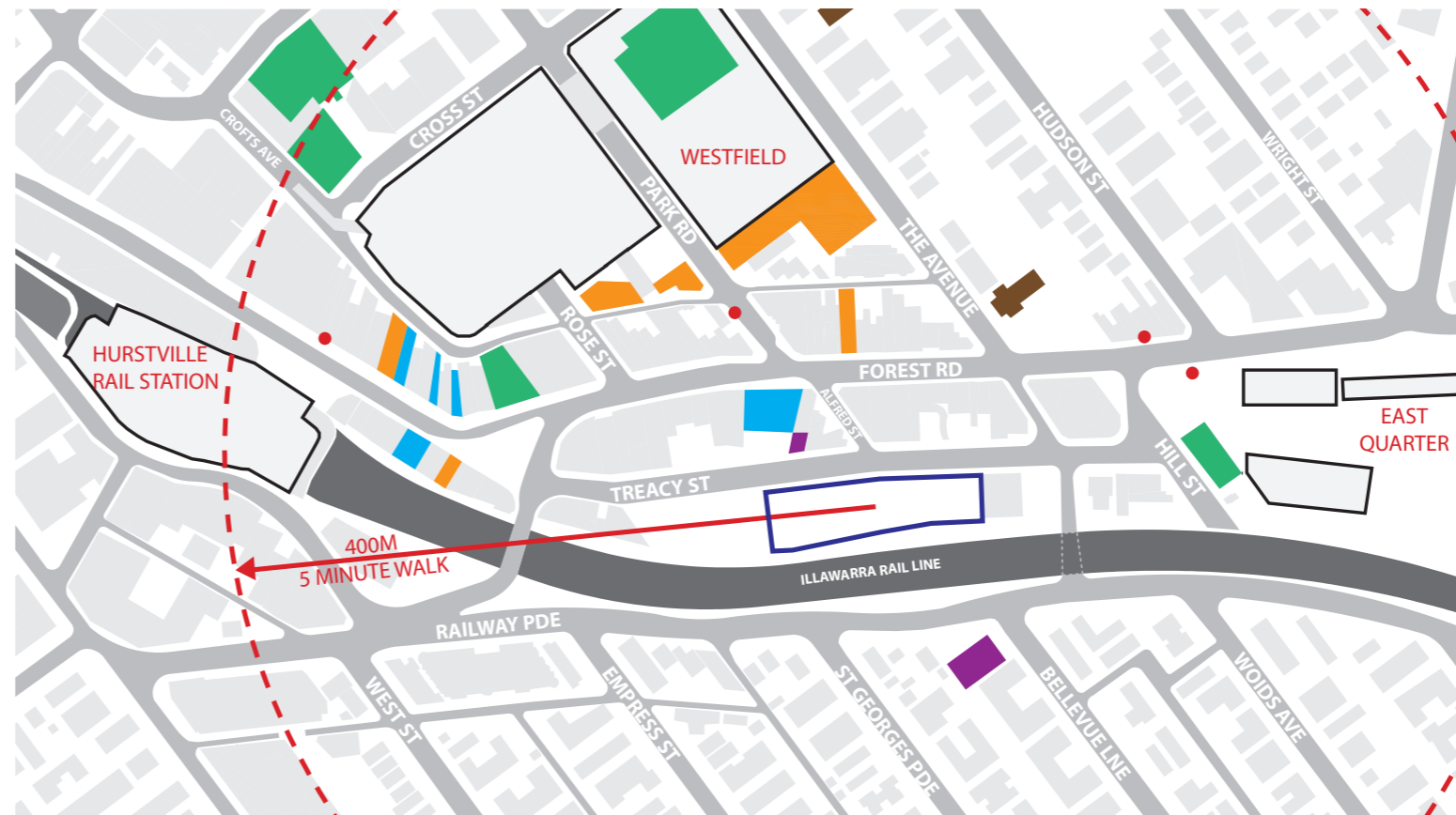
The primary pedestrian approaches are from Hurstville Rail Station to the west, from the Forest Road shopping strip to the north and East Quarter residential development to the east. Treacy Street is connected to Forest Road to the north by Alfred Street and to the south by both the nearby rail overpass to the west and rail underpass to the east.

PROXIMITY

The site is within 400 metres, 5 minutes walking distance, of the Hurstville Rail Station, Westfield and the East Quarter residential development. It has easy access to Forest Road main street shopping, council, health, financial services, entertainment and community services.

LEGEND

- HEALTH SERVICES.
(MEDICAL CENTRES, PHARMACY)
- FINANCIAL SERVICES.
(BANKS)
- ENTERTAINMENT.
(CLUBS, CINEMAS, PUBS)
- PLACES OF WORSHIP
- COMMUNITY SERVICES.
(POOLS, YOUTH CENTRES)
- BUS STOP

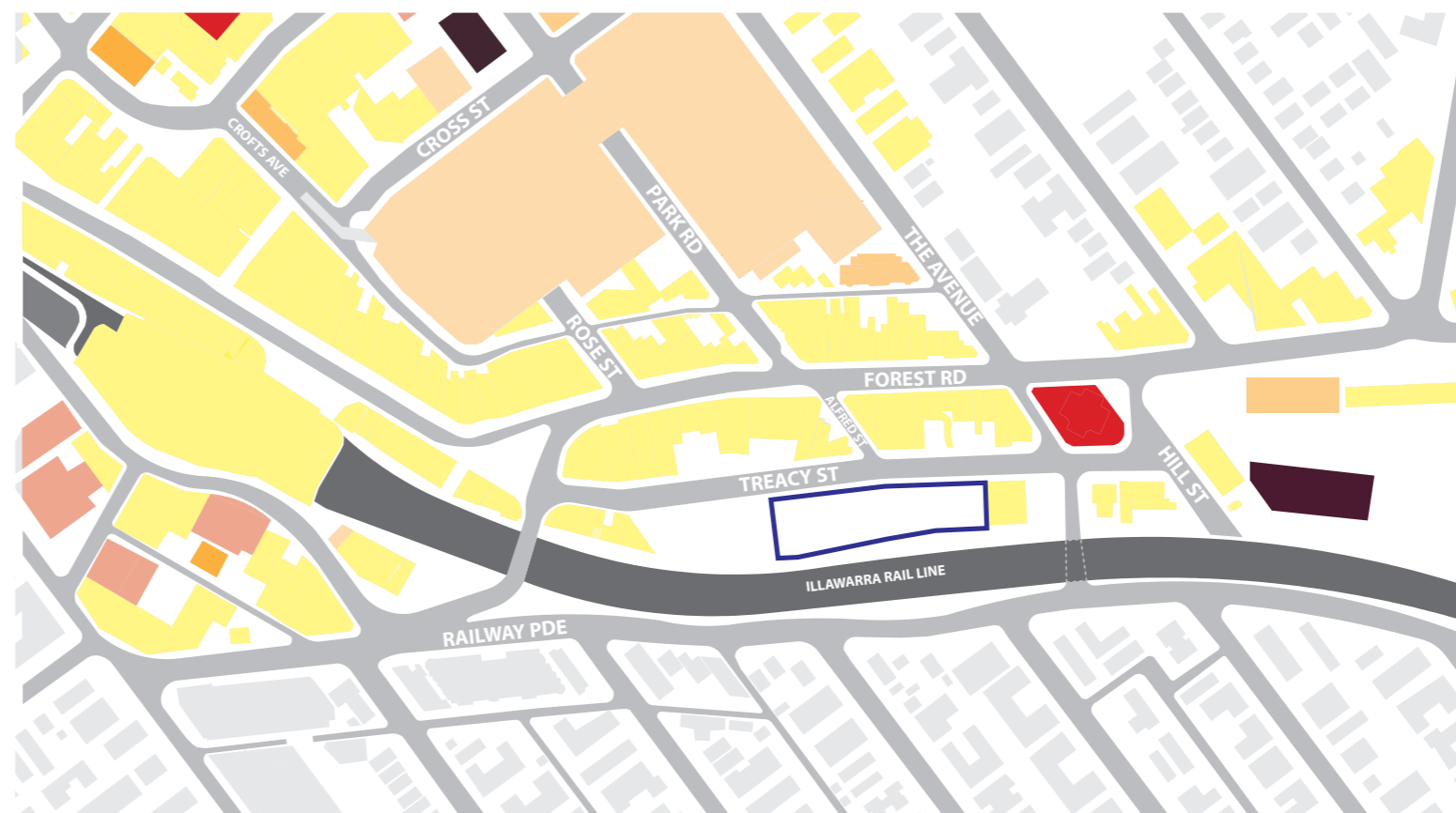


CONTEXT

The existing surrounding context can be grouped into low, medium and high rise development. The low rise context in Hurstville is predominantly along Forest Road, and to the north-east, outside the Hurstville City Centre. The medium rise context is to the north-west of the site being predominantly residential buildings up to 9 storeys. Several high rise residential buildings currently exist within the Town Centre, most notably the 19 storey tower on the corner of Cross Street and the Avenue, adjacent to Westfield. Other existing high rise buildings located along the Illawarra Rail line, within the vicinity of the site, include a 13 storeys tower at the corner of Treacy and Alfred Streets; the recently completed 13 storey tower at East Quarter and 15 storey tower on Railway Parade adjacent to the rail overpass. Additional 13 storey and 19 storey towers have been Masterplan approved on the East Quarter development site.

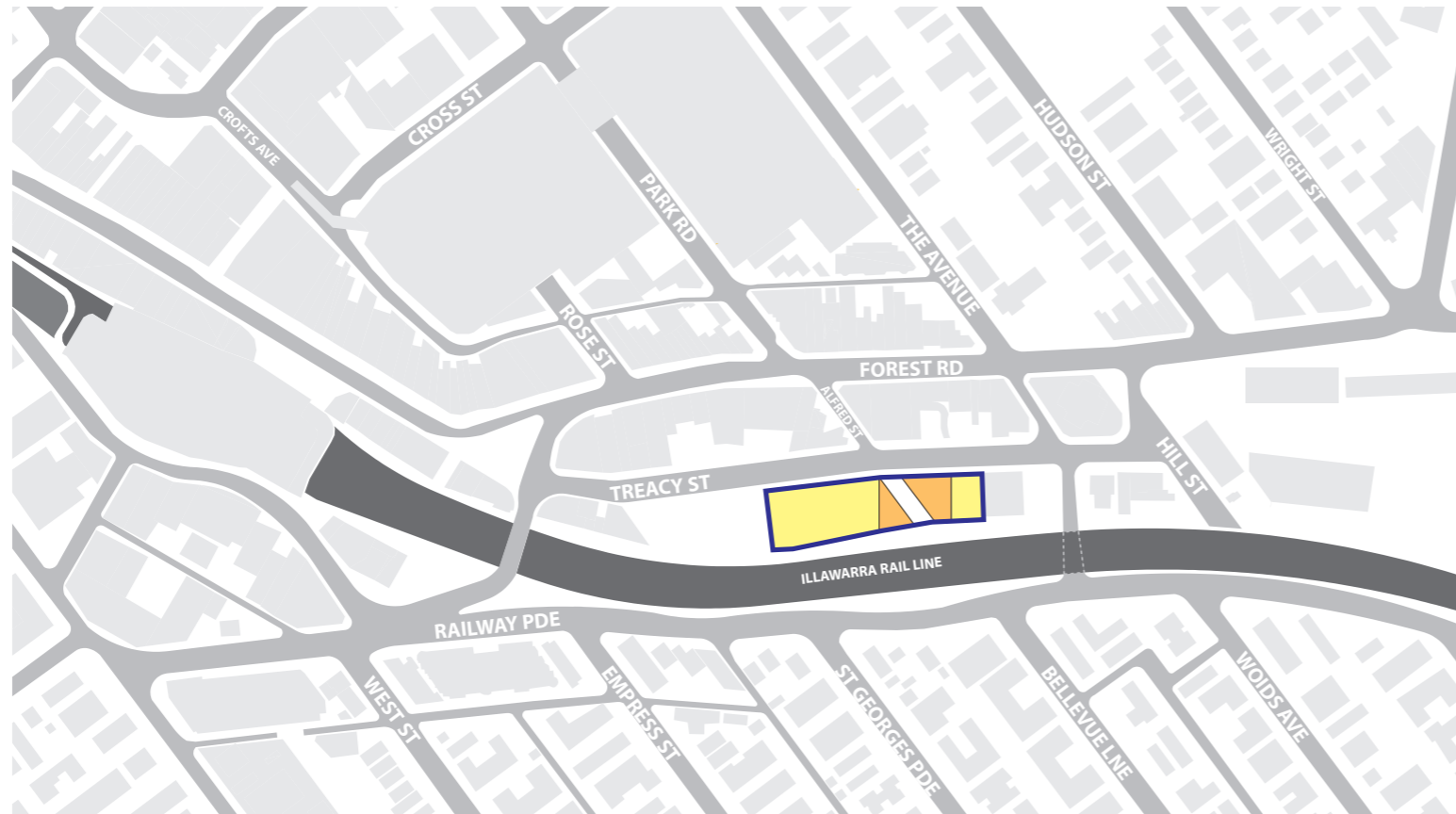
LEGEND

- | | |
|--|--|
| 1-4 STOREY | 8 STOREY |
| 5 STOREY | 9 STOREY |
| 6 STOREY | 12 STOREY |
| 7 STOREY | 16 STOREY |



PLANNING CONSTRIANTS - HURSTVILLE DCP NO.2

The maximum building heights for the site, identified as part of block 29 in the current Hurstville City Council (Hurstville Town Centre Volume 2) DCP No 2 , is 7 storeys if a view corridor is created as an extension of Alfred Street through to the railway line between two new seven storey buildings; and the maximum FSR of 4.0:1 for residential and 3.6:1 for commercial. If no view corridor is created the maximum building height reduces to 4 storeys. The built form is not subject to any street setback or podium controls.



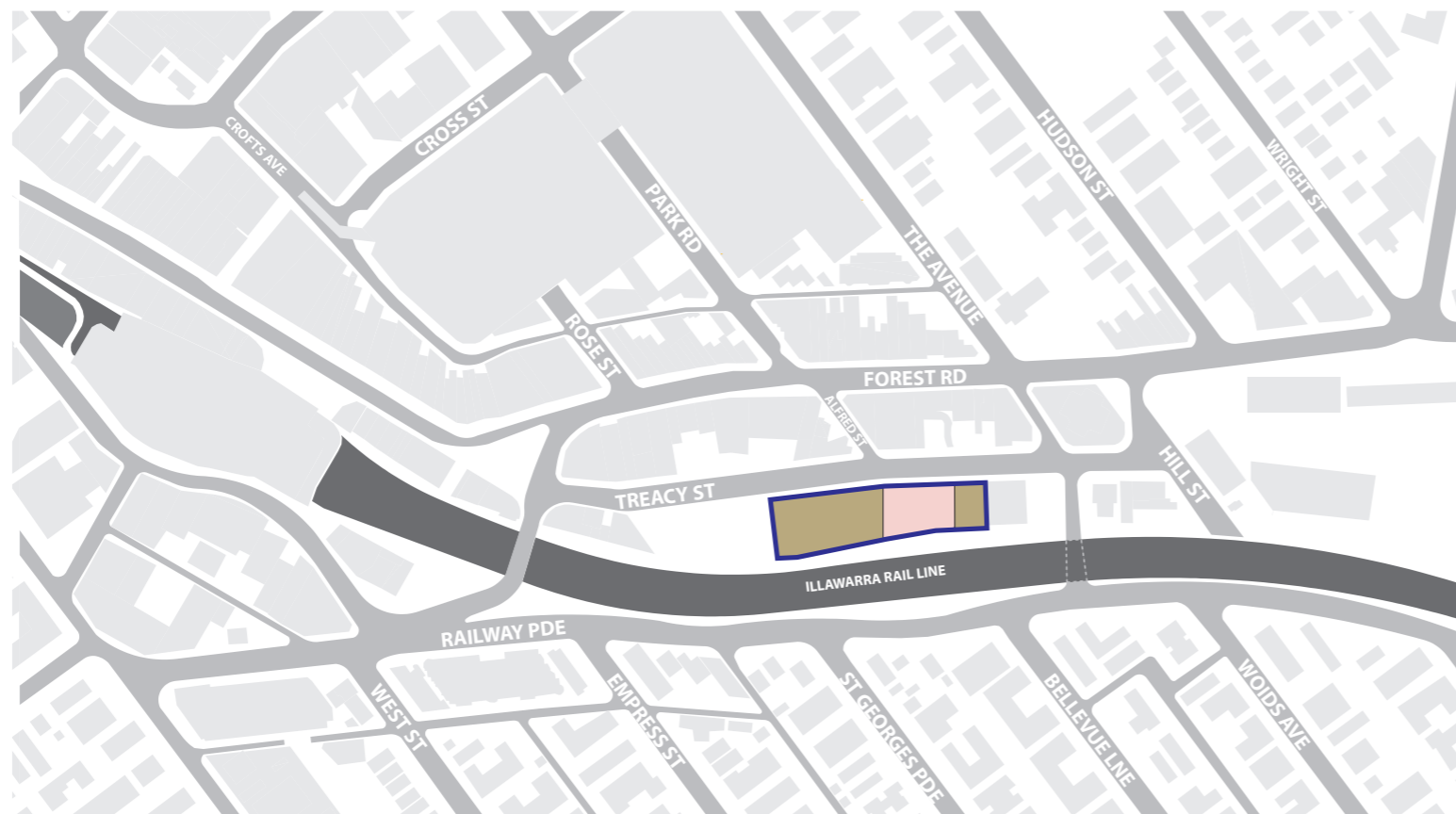
LEGEND

- 4 STOREY
- 7 STOREY

PLANNING CONSTRIANTS - DRAFT HURSTVILLE LEP

The Draft Hurstville LEP (Hurstville City Centre) 2010 (DHLEP-HCC) proposes increased heights and FSR within the Hurstville Town Centre to stimulate growth and density. A 3-D model of heights is provided in Section 05 and includes several 14-16 storey buildings along the Illawarra Rail corridor.

The maximum building heights for the subject site in the Draft Hurstville LEP (Hurstville City Centre) 2010 are 15 and 23 metres, and the corresponding Floor Space Ratios are 3.0:1 and 4.0:1Refer to Section 05 for 3-D model illustration.



LEGEND

- 15 M
- 23 M