

Summer 2000
Issue #04

Architecture
Urban Design
Interiors
Heritage
Facility Management



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Allen Jack + Cottier



Urban Design

The project is intended to become a benchmark in best practice urban and environmental design.

Kogarah Town Square

Back in 1998 Allen Jack + Cottier were invited to participate in a series of planning workshops with the community and council to establish a future direction for the Kogarah Town Centre. This led to Kogarah developing an urban strategy that builds on its unique characteristics. Kogarah is a major rail stop only 20 minutes from the Sydney CBD. Unlike neighbouring Rockdale and Hurstville, most of the town centre is intact as no major roads bisect it. A Town Centre DCP was developed by Russell Olsson Urban Projects. As part of the

town centre study, a brief was developed for the redevelopment of the 8,000m² carpark site behind the main street shops.

Some innovations in the DCP included:

- Involving the community to guide the transformation of the Kogarah Town Centre in becoming a vibrant urban village.
- Rigorous environmental criteria with regard to natural ventilation and solar access.
- Seeking and obtaining grants from the State and Federal Governments to help fund significant initiatives such as a "Solar Kogarah" and "Water Sensitive Urban Design".

AJ+C joined forces with a developer to win the limited design tender for the town square redevelopment. Fundamental to the success of the proposal was the ability to combine good environmental and urban design. The project will become a benchmark in best practice urban and

environmental design - and is the first development in Kogarah to include community facilities, public open space and residential apartments in the town centre. After design development, the original developer withdrew from the project. However, Kogarah Council adopted the AJ+C design and negotiated with the next tenderer Hightrade. They accepted the challenge and are currently working with AJ+C in developing and building the project.

The scheme demonstrates that very high environmental standards can be met in a commercially viable development which also creates a high quality public domain. The focal point is to be the central town square and new public library. The scheme includes: 193 one, two and three bedroom apartments; 2,100m² commercial space; 2,400m² retail space; Public Library; Public Foyer (reception space); Public Carpark; and the Town Square.

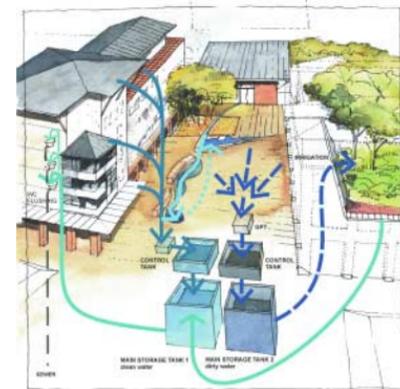
Front cover: Perspective of Kogarah Town Square by Roderick Simpson, Mary Benn, Peter Smith.

This page: Aerial perspective of Kogarah Town Square by Roderick Simpson, Mary Benn, Peter Smith.

Of the 8,180 kilolitres of water that falls on the site annually 84% is to be captured and used to flush toilets or wash cars and to irrigate the garden.

The proposed scheme separates the dirtiest water, which may contain excessive nutrients, faecal chloriforms and other gross pollutants; this water is treated by filtering through the landscape. The treated water will either return to the tank which supplies the toilets or will be let into the council stormwater system. The relatively clean water from the roofs is to be directly captured for re-use.

The rainwater that is not captured, will be overflow from large storm events, and so all water leaving the site will be of a high quality.



Water Flow diagram

The design uses simple materials and environmental elements such as sun-shading devices and adjustable louvers to create architectural interest. It will include a suite of environmental measures:

- Australia's largest solar power installation for a medium-density residential development - 165kWp of Building Integrated Photovoltaics power the building and connect to the grid.
- 100% of stormwater leaving the site will be of a tertiary standard as defined by the EPA.
- 84% of all stormwater collected is to be harvested for toilet flushing, irrigation and water features.
- A saving of 60% in potable water supply is to be achieved through recycling and efficiency measures compared to normal development.

• Gas will be used for hot water, chilled water, cooking and space heating.

• There will be a reduction of energy consumption through high levels of insulation, double glazing, awnings, shutters and energy efficient lighting.

Environmental principles had a major influence on the design of the internal layout of the units and how they relate to the outside living areas. Most units have kitchens on the outside walls and open on to large balconies which will allow occupants to enjoy the Sydney climate. A very high proportion of the units are guaranteed good orientation with no south facing apartments and the majority have a dual aspect. All have natural ventilation and most are cross ventilated.

Project Team Roderick Simpson, Russell Parker, Mary Benn, Jane Johnson, Christine Leung, Peter Smith.

Heritage Conservation

St Thomas' kindergarten



Photographer - Nic Bailey

Following a year's planning and four months conservation and construction work directed by Allen Jack + Cottier, St Thomas' Kindergarten in North Sydney has re-opened as a day care centre for three to six year olds.

The building was constructed in about 1850 as probably only the second schoolhouse on the North Shore. The building fabric had since suffered the combined effects of termite activity and extensive sub-floor moisture. Water had penetrated the walls, causing sections of sandstone to dissolve and the multitude of layers of internal paint to delaminate. Termites had substantially weakened one of the roof trusses as well as destroying most of the existing internal fitout.

The first stages of the works were the removal of internal paint and the improvement of ventilation to the sub-floor. Once this was complete, new termite-resistant cypress pine flooring was laid followed by the construction of new joinery units and kitchen.

The completed kindergarten contains greatly improved facilities for both staff and children and it is hoped that the bright interior with its contemporary interventions will be enjoyed by generations to come.

Project Team Glynn Evans, Kate Mounstephens, Richard Silink.

university of sydney



Architecture

Delano apartments

Warehouse Conversion

The recently completed Delano Apartments in the rag-trade district of Surry Hills has been another successful improvement by Allen Jack + Cottier on an existing DA prepared by other architects for a previous owner. The original site consisted of three factory and warehouse buildings dating from c1920, c1925 and c1960. Each had a different structural system, which resulted in a variety of acoustic and fire-rating solutions. The building now contains 69 mostly one or two bedroom apartments, plus two retail spaces, carparking and communal landscaped



roof deck. The AJ+C re-design transferred two semi-basement apartments to the roof to become three-bedroom penthouses; reconfigured upper floors to obtain northerly aspect and city views; created a 2-storey entrance foyer off the main street; provided disabled access; reduced circulation; and added an extra retail space with sheltered colonnade for café tables. The finished apartments have 3.2m ceilings, split level plans, and finishes superior to other apartments designed at that time and for its locale. The building entry finishes are of a high

standard, with copper panelling along the colonnade and glass panelling in the foyer.
Project Team Reg Smith, Jeff Hokin, Mark Corbet, Stan Jones, Nicola Middleton, Sue Melosu, Scott Norton.
Client Daymorn Pty Ltd
Project Manager APP Projects
Builder Richard Crookes Constructions
Project Cost approx \$8M

The Schaeffer Fine Arts Library

Architecture

Dr John Power's vision - to create a space that inspires and nurtures a community in pursuit of artistic inquiry - has been realised through the generosity of the University of Sydney and the support of a small group of private donors. The Schaeffer Fine Arts Library incorporates the Power Research Library of Contemporary Art, which began operating in 1968 as a reference library specialising in the art of the twentieth century. Today the collection has grown to some 22,000 books and exhibition catalogues and 4,000 bound journal volumes with dedicated special collections including photography and film studies and Asian Arts. It is the leading specialist modern art library in Australia. The Power Library occupied space on the upper floor of the R.C.Mills Building at the University of

Sydney. Early on AJ+C identified the possibility of extending the existing library up into the large volume of the building roof space. This concept was further developed, with the addition of a new mezzanine floor level to more than double the previous library area. The library's clean lined formalism and its open structure creates a space naturally lit by sky lights along the entire eastern side, with the existing large Wilkinson-inspired windows overlooking the playing fields to the west. AJ+C designed the conversion, the interiors, and signage throughout the new library.
Project Team Keith Cottier, Steve Black, Mark Louw, Nic Bailey, Tom Dash, Cameron Donald, Sue Melosu, Jennifer Min.



Refer to the last issue for 3D Model



- 1. Olympic Media Village Homebush**
The Village Pub was a big hit as the focus of the social activity at the Media Village. The pub was one of 8 front of house facilities designed by AJ+C for the 6,000 bed hotel which housed the world's press. Other buildings included a breakfast hall to seat 500 people, reception rooms, retail, work space and support offices including commercial kitchen.
Project Team Michael Heenan, Kate Mountstephens, Jennifer Min.
- 2. Olympic Casual Dining Homebush**
A small facility in the heart of the village, the intimate alternative to the collection of tents at Main Dining.
Project Team Michael Heenan, Sean Dean, Nic Bailey.
- 3. UDAC Redfern**
"UDAC was the first Olympic venue to start operation so the expectations and anticipation were highest. It was the first venue that introduced most of the staff and all the volunteers to the Olympic Games. The impact was very positive and they were enthusiastic about the task in hand. The experience set the tone for the future events and built a confidence in the organisation."
Project Team Michael Heenan, Berit Lode.
- 4. Accreditation Centre Homebush**
"The Welcome Centre for all athletes and officials was designed as a large stage set. The building was transformed into a menagerie of floating sea creatures in a sea of blue carpet (7,500m²) and blue wall lining (15,000m²) which focused on a 25m by 10m velvet curtain through which one entered the olympic lounge. A complete surprise for all the athletes and a hint of what was to come at the opening ceremony."
Project Architect Michael Heenan
Project Team Michael Heenan, Russell Parker, Berit Lode, Jennifer Min, John Whittingham.
- 5. Olympic Main Dining Homebush**
The main dining covered an area the size of the main stadium grassed area and served 1,500,000 meals during the Olympics and Paralympics.
"This outstanding facility allowed us to deliver wonderful culinary creations to satisfy all the hungry and discerning athletes. Excellent planning, excellent execution."
Project Team Michael Heenan, Sean Dean, Kathryn Loseby, Nic Bailey, Berit Lode, Simon Stokes, Isabel Thompson, John Whittingham.

Sydney 2000 olympics

Big Event Overlay Projects

"The predominant consideration in the design motivation for the Media and Olympic Villages was that facilities would be user friendly. This philosophy warrants the need to take account of large numbers of users in compressed periods of time needing quick and efficient delivery of service. In addition, the design overlay needed to be contemporary in nature and be executed within budget constraints. Allen Jack + Cottier achieved all of the foregoing in the final design and presented facilities for both villages which catered extremely well for the needs of the users and were aesthetically pleasing."
General Manager for Villages Maurice Holland

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Stanhope Gardens
National Planning Excellence



North Village of Stanhope Gardens Masterplan

At the recent Royal Australian Planning Institute National Awards AJ+C in association with Annand Alcock Urban Design received a National Award for Planning Excellence as winner of the Urban Planning Achievement Category (one of the big ones) for the Stanhope Gardens Masterplan and DCP in Blacktown. Basically it put pedestrians before cars, creeks before concrete drains, gardens before garages and public benefit before private betterment.

Byera Hadley Scholarship
Congratulations to Peta Hewett

The Byera Hadley Travelling Scholarship for Students is awarded annually to one student from each university in New South Wales. The scholarship gives the student the opportunity to travel overseas to research a selected topic and the resulting report is submitted to the Board of Architects. Peta's report will be in response to a study of the post-occupancy of international events, involving travel to Barcelona and Lisbon, to study the Olympic sites and the Expo 98 site. She is aiming to create a report that will be relevant to the post-occupancy of Sydney's Olympic spaces and buildings.

The Hudson
Applauding Design Innovation

Allen Jack + Cottier has been awarded South Sydney Development Corporation's inaugural 'Design and Innovation Ideas Award' for 'The Hudson' project. The South Sydney Development Corporation was established by the State Government to guide and recognise outstanding design and innovation as it related to the regeneration of the CBD and the airport precincts. The mixed use project consists of 272 apartments and over 600m² of retail space. The award recognises AJ+C's continued leadership in the development of responsive large-scale residential projects.



Facility Management
Aperture Facility Database

ASX continue to reap the benefits of the 'Aperture' Facility Database, implemented by AJ+C. Aperture ties numerical and textual data to graphical drawings in a single database to assist with cost centre and asset management. Aperture's flexibility allows enhancements to be made as ASX refine their ongoing requirements. ASX's enhancements include electronic storage of building services (eg mechanical and electrical), monitoring security zones and staff access, graphic images of artworks and executive reporting to support high level business plans.

Bodington
First Stage Completed



The first stage of Catholic Health Care's new facility at Wentworth Falls, based around the Instonni Bodington Hospital has just been completed. It comprises a new nursing home of 4 houses with 20 beds, administration building, major kitchen boiler room and laundry. Extensive planning effort has gone into maintaining the operations of the existing 120 bed facility during construction.

Careful siting and architectural detailing and colours of the new buildings allow them to sit discreetly within their historic garden and Blue Mountains bushland surrounds. The interiors however have been given bright and cheerful colours.

Promotion
Congratulations

The Directors are pleased to announce the promotion of Mark Louw and Tim Waldock as Senior Associates, and the promotion of Kathryn Loseby and Colin Janes as Associate Directors of AJ+C effective from July 2000.