

ALLEN JACK + COTTIER 2003

newsletter 12 Architecture Urban Design Interiors Heritage Facility Management



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photo by Nic Bailey



photo by Nic Bailey

THE HART Cooper Street, Surry Hills

The clients' brief for this project was to convert a multi-storey car park and warehouse building in Surry Hills to residential use, with ground floor retail and associated car parking. The building is on a corner, with Cooper Street to the north, and Hart Street on the eastern boundary. It abuts an office building to the south, and adjoins a residential apartment building and terraces on its western boundary.

Issues to be dealt with in the redesign were a sub-station on the ground floor; the dimensions of the building, with its deep floor plan, requiring careful spatial layout to maximise access to windows; and the 2460 mm floor to underside of slab height on the existing carpark levels.

The existing façades were modified to provide more light, and to remove the former 'office' image. The northern Cooper Street façade now has concrete toe projections, providing solar protection in summer. The west façade has balconies covered by a steel grid with inserts of sun louvres and lattice to support plants, providing sun protection and privacy, as well as modulating that façade.

At ground level fronting Cooper Street, provision has been made for two retail outlets – one possibly a café, as this location faces north. A glass awning is also proposed along the Cooper Street façade to address pedestrian needs.

The 63 units range from studios to three bedroom apartments, and the building now has a rooftop pool and landscaped entertaining area.

project leaders Reg Smith, John Gunnell
project team Nic Bailey, Stephen Black, Tom Dash, Hugo Cottier, Colin Jones, Sue Melosu, Nicky Middleton, Jenny Min, Scott Norton, Paul Owen, Russell Parker, Laura Robinson, Matthew Taylor, Henry Young
client Bluelock Pty Ltd
consultants City Plan Services, Dintel & Associates, E Sheldermine & Partners Engineering Pty Ltd, JBA Urban Planning Consultants Pty Ltd, John Stringer & Associates, Steve Paul & Partners, Richard Crookes Constructions Pty. Ltd,

NEWS IN BRIEF

New Inner West Health Centre



The former Western Suburbs Hospital site on Liverpool Road, Croydon is being revitalised as the Inner West Health Centre, amalgamating a wide range of community health and aged care services in one location.

A community health centre forms a large component of the project, comprising a living skills unit, activity rooms, medical consulting rooms, central commercial kitchen and laundry, shops and offices. There is also a nursing home and hostel for 127 residents, catering to the relatively independent elderly and to those with severe dementia, in the form of nine, self-contained 'houses'.

The architectural form is a series of linked, 'pavilion like' forms with hipped roofs, separated by garden courtyards, with contrasting face and treated brickwork to identify individual buildings. They have been oriented on the site to maximise energy efficiency and thermal comfort, with a 5 star NatHERS energy rating. The project is currently under construction, and will be completed in late 2004.

Awards

Sydney University Village was recently awarded the 2003 **NSW Urban Taskforce Development Excellence Award — Residential**. This award recognises user satisfaction, commercial success and ESD issues as well as design excellence, and how masterplanning can successfully encourage the development of a sense of community.

The Kogarah Town Square project recently received an honourable mention from the Planning Institute of Australia at the **Australian Awards for Urban Design Excellence**.

The China Real Estate Innovation Contest, an initiative of the Chinese Ministry of Construction, is an annual nation wide contest that draws thousands of entries from throughout China. Baoshan Cambridge Waters (Shanghai) was selected as one of 11 winners, from over 300 finalists.

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Cover photo: The Hart roof top pool by Nic Bailey



Bellagio

Capitalising to the max on its waterfront location, the Bellagio development at Homebush Bay promotes the feeling of a resort lifestyle in an urban Sydney location, with a restaurant located near the water, enhanced by a waterfront promenade which is currently partially completed.

Meeting the design challenge of an adjacent building potentially blocking water views, our designers developed an interesting floor plan layout to ensure that over 90 percent of the 123 one, two and three bedroom units have water views. Units are located on a splayed grid or 'chevron' layout, capitalising on diagonal visual access to the harbour. Some cross-over plans were used to maximise access to winter sun and cross ventilation. There are also 22 ground floor commercial/retail suites.

Buildings of differing heights and forms are located around three sides of the site, with an extensively landscaped central area enhancing apartment views. A raised podium swimming pool area hides car parking spaces beneath, with additional spaces screened by vegetation.

Units were sold out prior to DA approval, with estimated completion in 2005.

KOGARAH TOWN SQUARE



photo by Nic Bailey

potential to transform the commonest form of roof cladding in Australia, into a major source of solar power generation. It combines the practicality of metal deck roofing with a laminated amorphous silicone cell that is durable and easy to install. The whole roof area, even when orientation is sub-optimal, can generate power with minimal loss of performance.

The new Town Square provides a focal point for Kogarah, linking into the adjacent 'main street' shopping precinct of Railway Parade. The development comprises 33 retail outlets, 195 privately owned apartments, a 224 space basement level public carpark, an expansive

at ground level. The third building at the rear of the Square enjoys a northern aspect and views down the length of the Square, which is enclosed on either side by the other buildings, echoing the traditional piazza.

Adjustable awnings, adjustable louvres and fixed sunshading provide shelter to residential balconies and openings, creating architectural interest while increasing the energy efficiency of the buildings. Extra wide insulated cavity brick construction aids in maintaining a more stable internal temperature.

The solar panels provide power to the public



photo by Nic Bailey



photo by Ross Chalmers

project leader: Peter Stronach, Rod Simpson **project team:** Nic Bailey, Ross Chalmers, Jane Johnson, Christine Leung, Jenny Min, Russell Parker, Peter Smith **client:** Hightrade Company Pty Ltd
consultants: Davis Langdon Australia, Energy Australia, Enginuity Pty Ltd, JBA + Berkhout, Low + Hooke (Aust) Pty Ltd, Michael Siu Landscape Architects Pty Ltd, Niven Donnelly & Partners

public foyer/library space, plus the Town Square itself.

There are three, six-storey buildings, two built in U-shaped form with internal landscaped courtyards, ensuring there are no solely south facing apartments. This spatial layout has many benefits – increased solar access, enhanced views and privacy separations, natural cross ventilation, as well as providing secure space for recreation

and retail/commercial areas, the excess going into the grid with a rebate for the development's residents. A peak 160kW of solar power is generated. Gas is used for the centralised heat pump to provide hot water, also for chilled water, cooking and space heating; and energy efficient appliances were specified.

The innovative water management program, initially developed by Brown & Root Pty Ltd

and later implemented by Niven Donnelly & Partners, combines water conservation and treatment. Of the estimated 8,180 kilolitres of stormwater that falls on the site annually, 85 percent (15 percent is overflow from major storms) is collected in large detention tanks under the basement carpark. 60 percent is harvested for toilet flushing, and the remainder is used for irrigation and use in water features, with an expected saving of 56 percent in potable water supply achieved through the combination of recycling and efficiency measures.

The regulatory environment is moving towards implementing the new points-based

Building and Sustainability Index (BASIX) from 1 July 2004. The Kogarah Town Square development is an excellent example of the benefits of integrating ESD principles into the design process, providing architectural forms and living/working spaces that are in harmony with the environment, maximising enjoyment of Sydney's generally mild climate.

Winner of 'Australian Award for Urban Design Excellence' — Honourable Mention

MOUNT PANORAMA

A brand new building that if stood vertically would be 50m taller than Centrepoint tower, to be built in just 8 months, for a television audience of over 60 million people in October 2004...

The consortium of AJ+C and KBR (Kellogg Brown & Root) had to design a large corporate function centre located on a quiet 60 km/hour country road, to be transformed into a stage set to entertain an instant mini-city of 50,000 people. The project also involved rethinking the tourism strategy and business plan for the Mount Panorama precinct in the process. We explored the notion of race track, the meaning of an icon and the perception of a building at 250 km/hour.

The concept includes two 500m long ramps suspended above the official paddock area, where up to 5,000 people gather, forming a three dimensional collage. Below these ramps, and the core of the racing activity, are the main racing fleets and support functions, with a medical centre, corporate hospitality and even parking for 15 helicopters nearby.

Towering above the building is the central tower, precariously cantilevering over the track and representing the tension and excitement in race control during a multiple incident requiring instantaneous communication, vision and reaction, and by the calm of the doctor ordering immediate assistance, and the steward calling for a stop-start penalty.

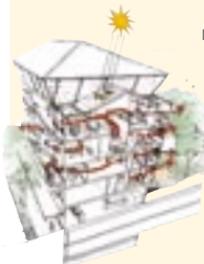
This has been a dynamic project which demonstrates AJ+C's 'no preconceptions' open minded, analytical design philosophy.



project leader: Michael Heenan, John Whittingham **project team:** Nic Bailey, Kaden Ball, Kate Carter, Mark Corbet, Tom Dash, Stephen Gee, Paul Owen, Jane Stevenson **client:** Michael McDonough — Kelloggs Brown & Root Pty Ltd **consultants:** Hones & Associates (NSW) Pty Ltd, Page Kirkland Partnership Pty Ltd



computer models by AJ+C Graphics



Most building projects today pay some attention to Environmentally Sustainable Design (ESD) – in the Kogarah Town Square development, Kogarah Council has intentionally gone all out to be a benchmark for other Councils and the construction industry.

In an Australian first, the entire roof of each building is constructed using photovoltaic modules, the majority 'Solardek' amorphous photovoltaics, bonded to a steel base, in the largest array for a medium density mixed/residential development to date. Specially designed

transparent glass-glass polychrystalline photovoltaic modules were used for awnings and an eye-catching feature skylight section in the library space, which is linked to a counter to show the amount of energy generated in real time. These simultaneously generate power while letting in natural light. The photovoltaic system was designed and coordinated by Energy Australia.

The Solardek roofing is exciting in terms of its