

ATTACHMENT C

**COMPETITIVE PROCESS WINNING
SCHEME**

**25-55 ROTHSCHILD AVENUE AND
5-13 ROSEBERY AVENUE, ROSEBERY**



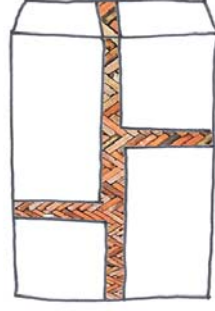
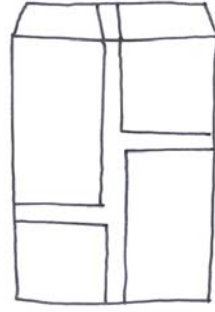
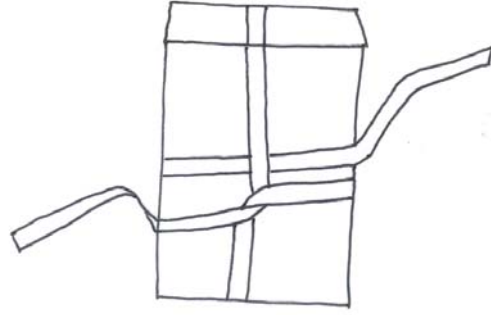
Design Vision

The former site at 23-55 Rothschild Avenue, Rosebery was once a large industrial precinct distinguished during the inter-war development of Rosebery. A collection of factories and buildings located on Crewe Avenue and Rothschild Avenue were associated with the production of confectionery during the mid-twentieth century and became affectionately known as the 'Confectionery Precinct'.

The precinct included the Wrigley's building at 6-8 Crewe Place and the James Stedman-Henderson Sweets Ltd (Sweetacres) on the former 16-acre site. With over 1,000 employees, predominantly female, the Sweetacres complex even included a library, canteen, social hall, sports grounds and sports club.

Stedman-Henderson's new 12-acre factory in the modern industrial suburb gave them the space to expand and innovate its lolly production – the iconic peppermint nougat sweet Minties was created here in 1922.

- City of Sydney, Sweetacres



The ribbon

Influenced by the site's association with confectionery, the concept design explores the packaging of candy gift boxes and ribbon detailing.

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Site & Strategy

The confectionery precinct included the Wrigley's building at 6-8 Crewe Place and the James Stedman-Henderson Sweets Ltd (Sweetacres) located on the proposed site.

Materials

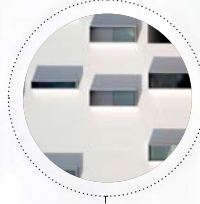
Timber



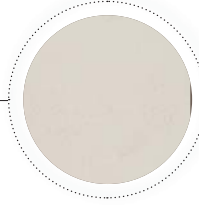
Zinc



Deep Steel Frames



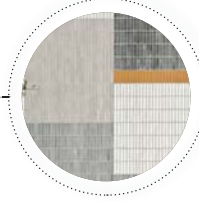
Paneled facade and glass inserts



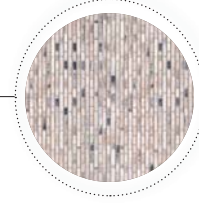
White Render
Paint Finish



Art Wall



Tiled facade
to book ends



Brick Ribbon



Brick Ribbon

View cressy st park view



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View primrose ave



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View rothchild and stedman



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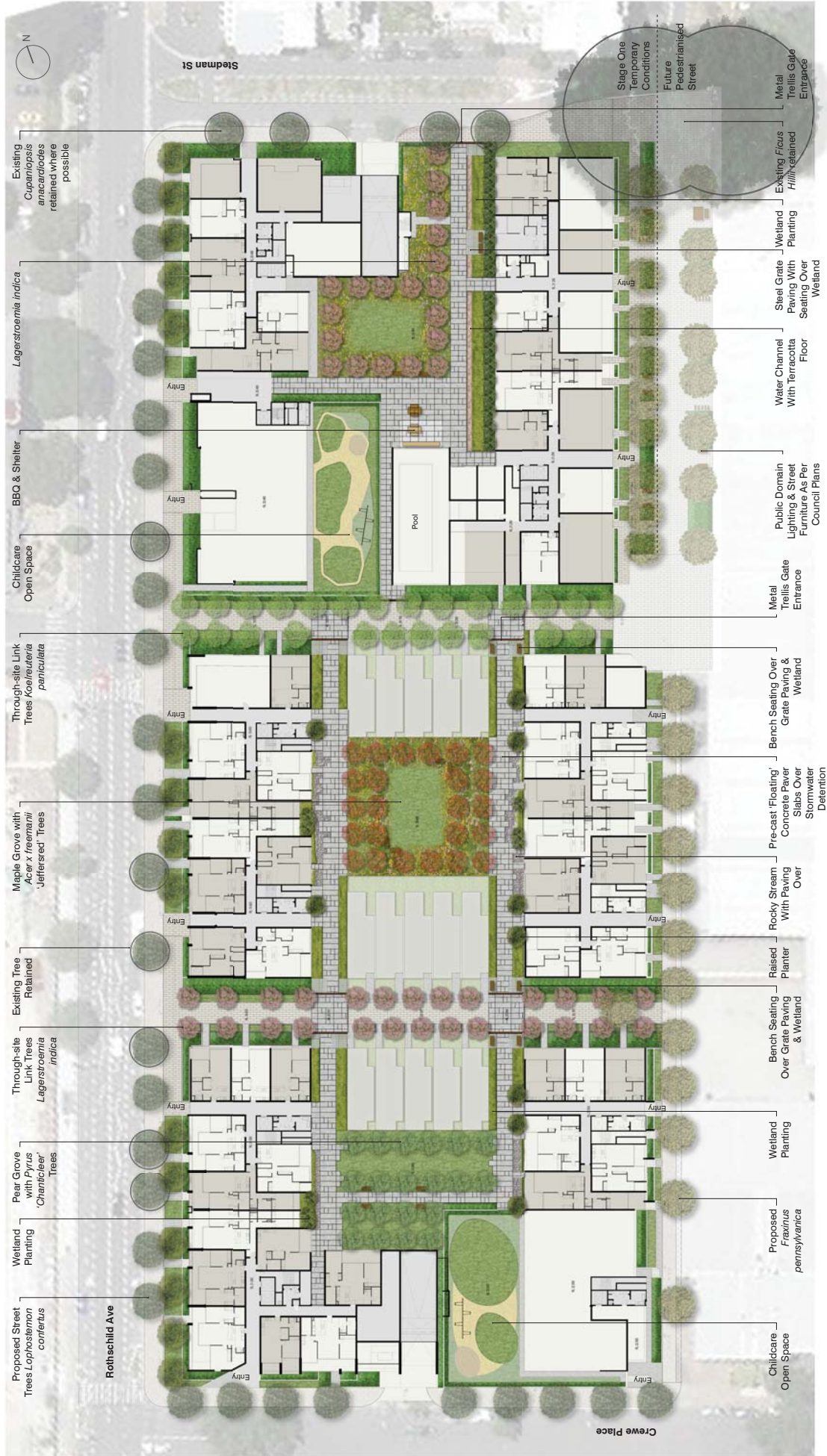


 View rothshild and crewe



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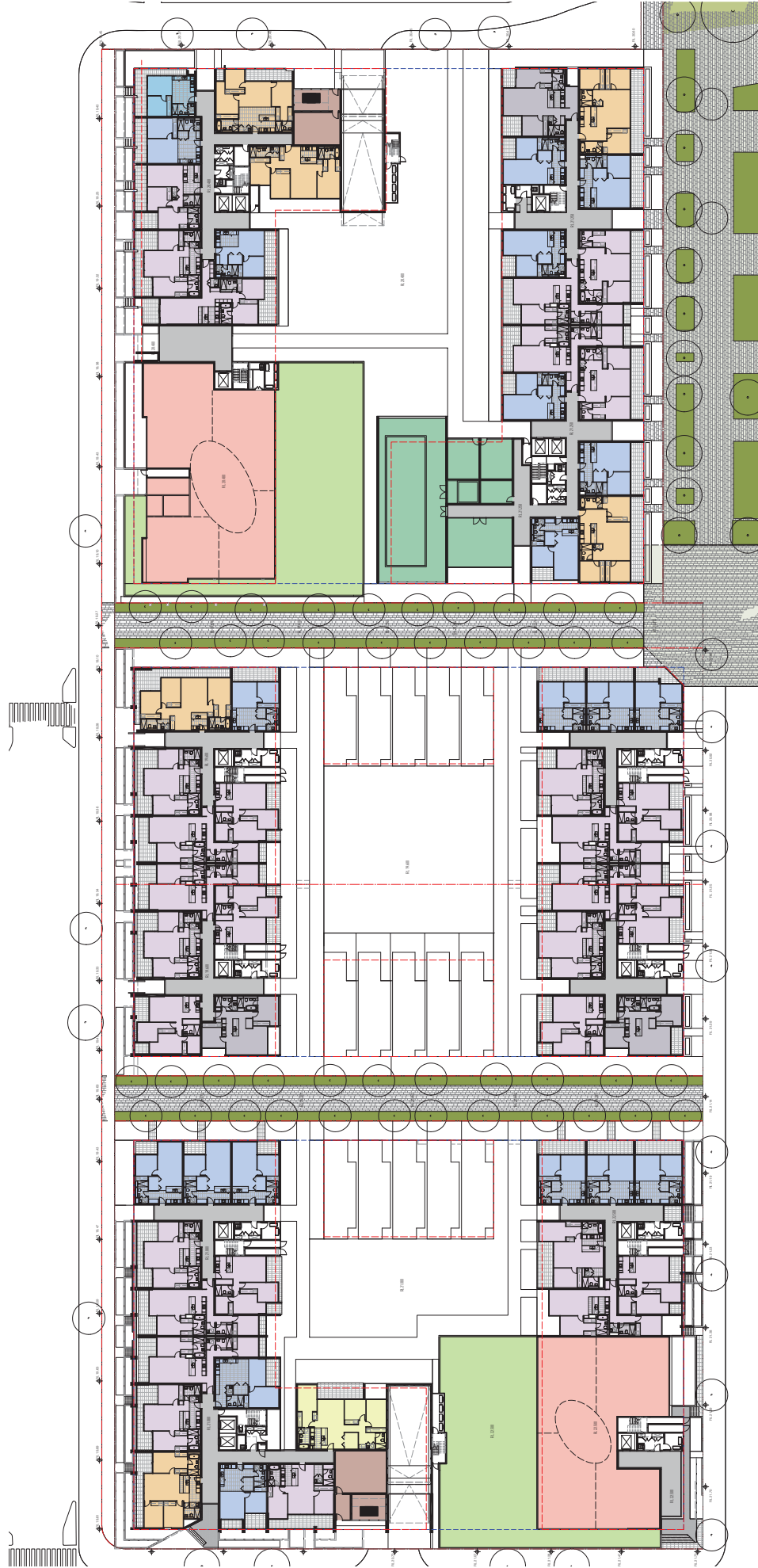
Landscape Concept



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Ground



- 1B
- 1B+
- 2B
- 2B+
- 3B
- 3B+
- Landscaping
- Lobby
- Childcare
- Common/Gym/Pool



Scale



Level 1



Childcare
Communit/Gym/Pool

Landscape
Lobby

3B
3B+

2B
2B+

1B
1B+



Scale
0 1 2 3 4 5 6 7 8 9 10



Level 2



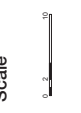
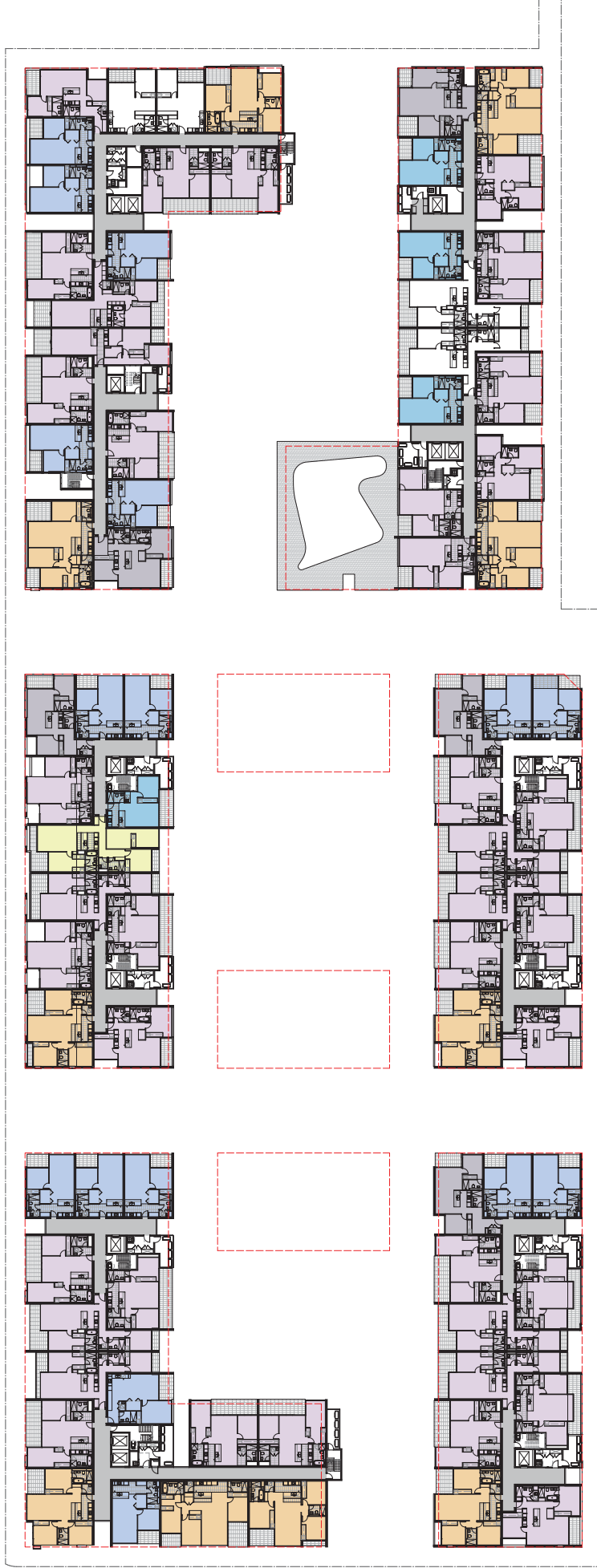
Scale

North

- 1B
- 1B+
- 2B
- 2B+
- 3B
- 3B+
- Landscape
- Lobby
- Childcare
- Common/Gym/Pool



Level 3





Level 4



Childcare
Common/Gym/Pool

Landscaping
Lobby

3B
3B+

2B
2B+

1B
1B+



Scale





Level 5



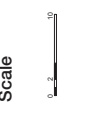
- Childcare
- Community Gym / Pool

- Landscape
- Lobby

- 3B
- 3B+

- 2B
- 2B+

- 1B
- 1B+



Scale



Level 6



Scale



1B
1B+

2B
2B+

3B
3B+

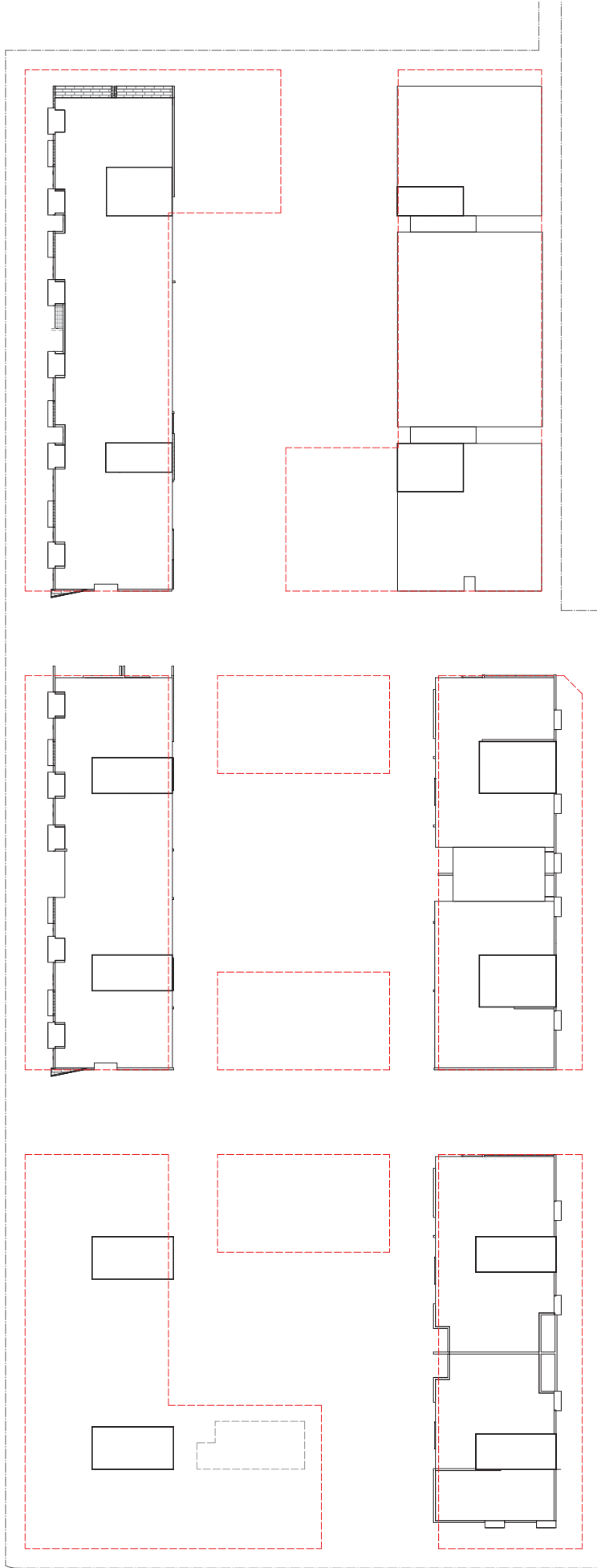
Landscape
Lobby

Childcare
Common/Gym/Pool

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 **Roof**



1B 1B+


2B 2B+

3B 3B+

Landscape Lobby

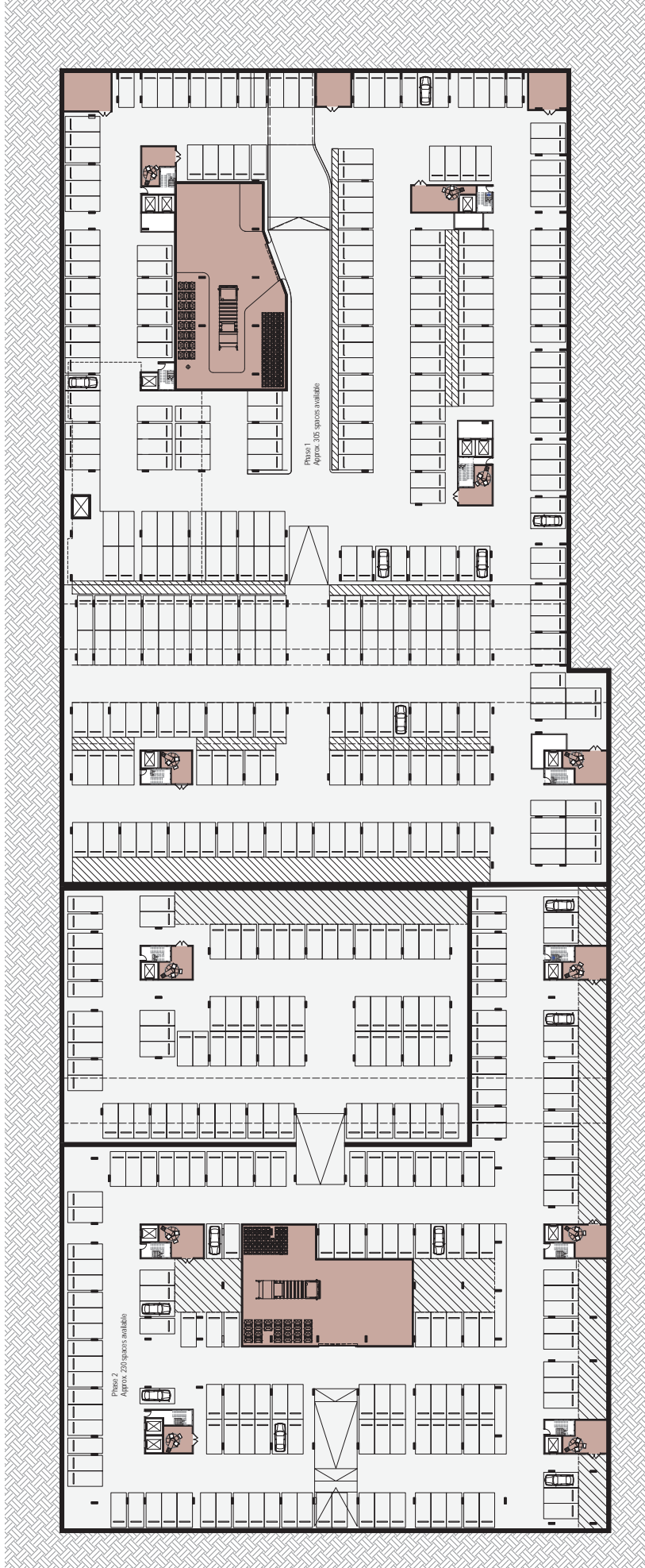
Childcare Common/Gym/Pool



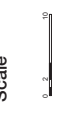
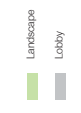
Scale 

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Basement

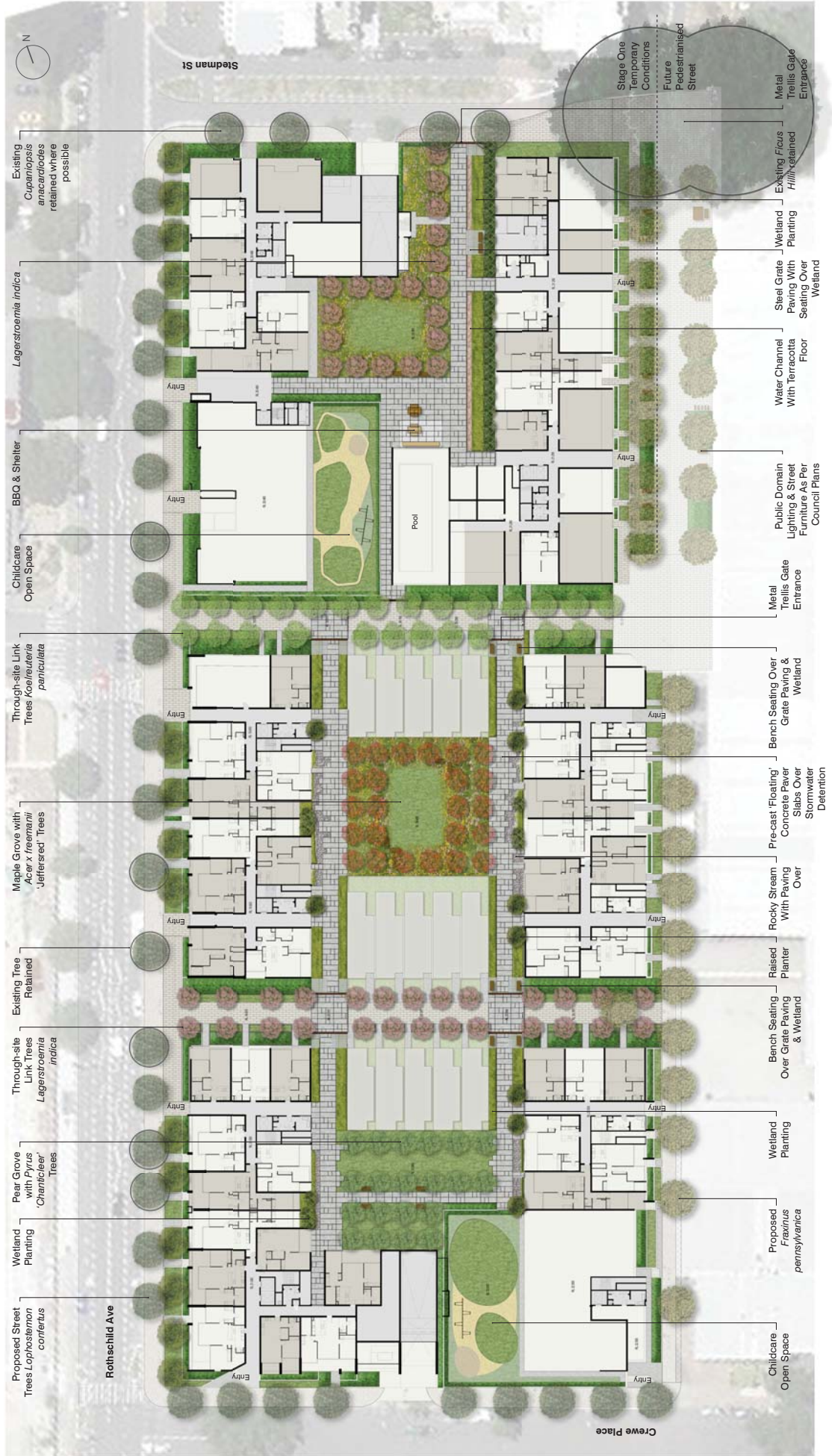


Totals	
Residential	425
Allowance for Adaptable	36
Total Visitors	41
Retail	0
Car Share	8
Motor bike	8
Service	9
Childcare	8
Total	535
Total Cars provided	535



Scale

Landscape Concept



Landscape Concept

While the open space functions as a recreational asset for residents and as an attractive pedestrian thoroughfare for the neighbourhood, it also functions as a simple but multivalent piece of landscape infrastructure. All of the podium area is an integrated stormwater detention system with indented plaza areas creating a surface flood zone which operates together with the landscape, wetland elements and subsurface gravel trenches with innovative in-built filter medium, to store peak stormwater flows and filter it before it is released into the region's stormwater system.

A unique large-format pre-cast patterned concrete paver system will be supported above the podium to allow water to be stored below it. In parts the water will be exposed to view as water channels, rocky streams and wetlands as the pavers step in and out across it, creating an awareness of water throughout the courtyards. Excess stormwater that cannot be detained on the podium will be stored in tanks below for re-use as irrigation and to top-up permanent water features.

Large lawn areas in part shaded by groves of deciduous trees, BBQ and communal areas, playgrounds, paths, water features, raised planters and ornamental grasses provide an attractive softness to the building edges.



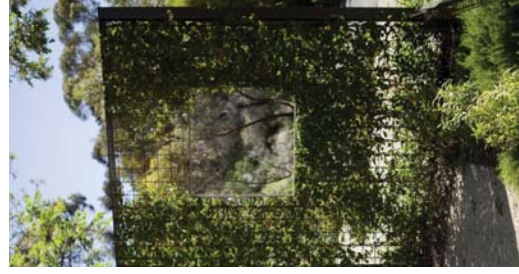
Rocky Swale



Orchard Lawn Tree Planting



Steel Grate Over Wetland



Metal Trellis Gate Entrance

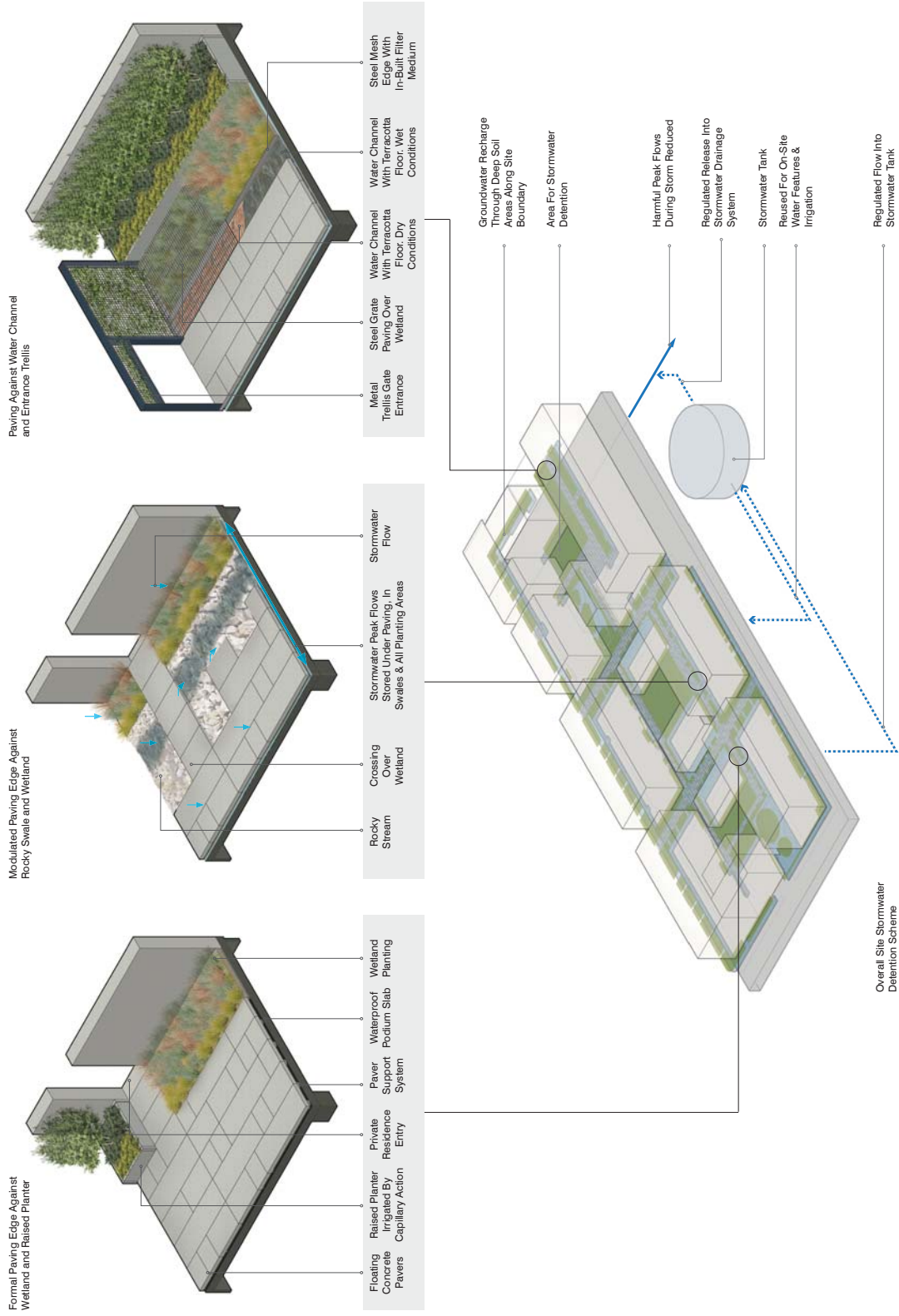


Water Channel

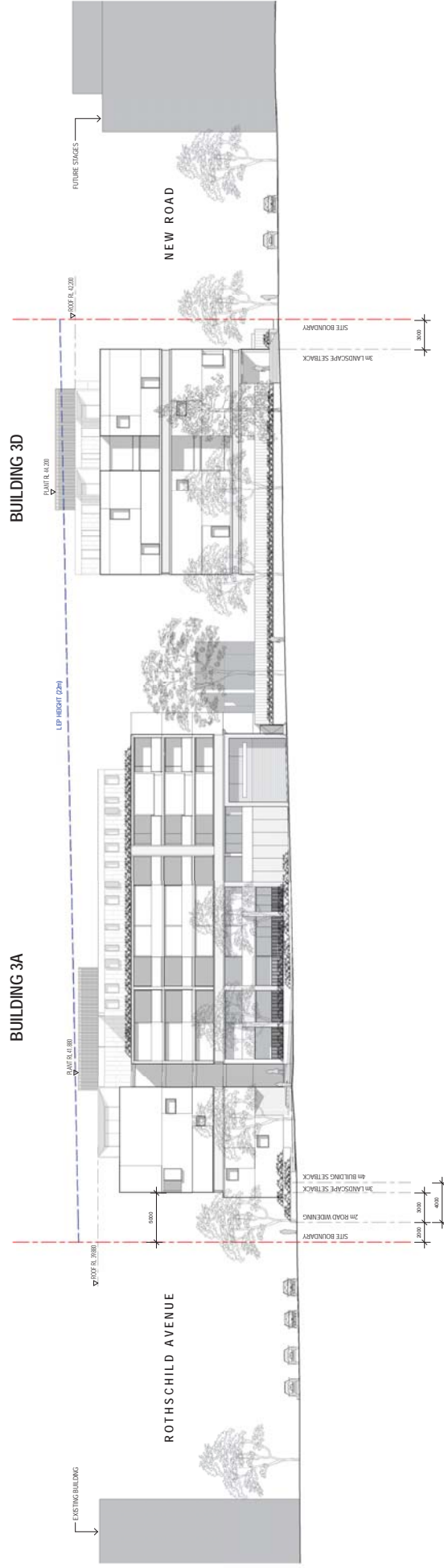


Crossings Over Wetland

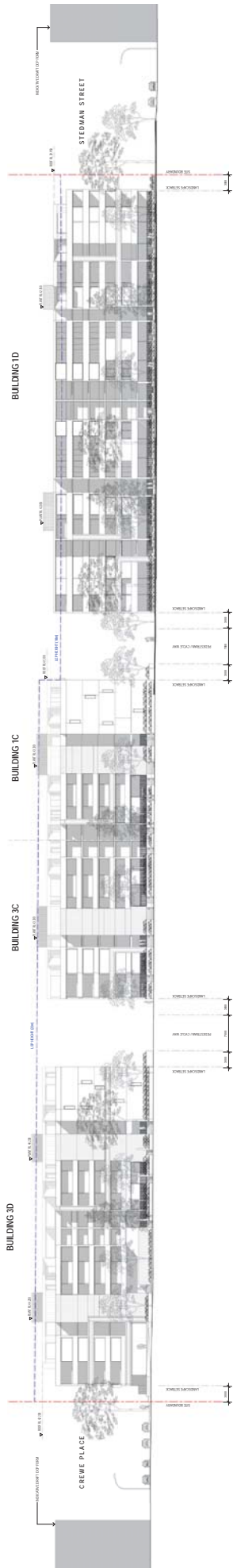
Landscape Concept Diagram



Crewe Place Street Elevation

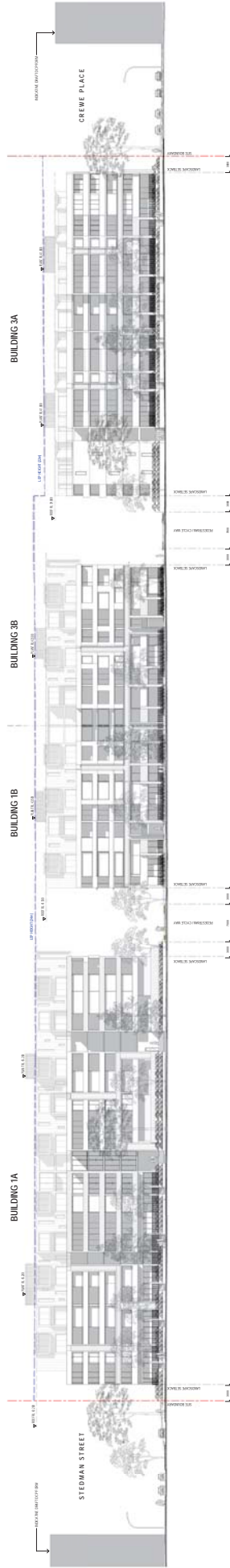


New Road Street Elevation

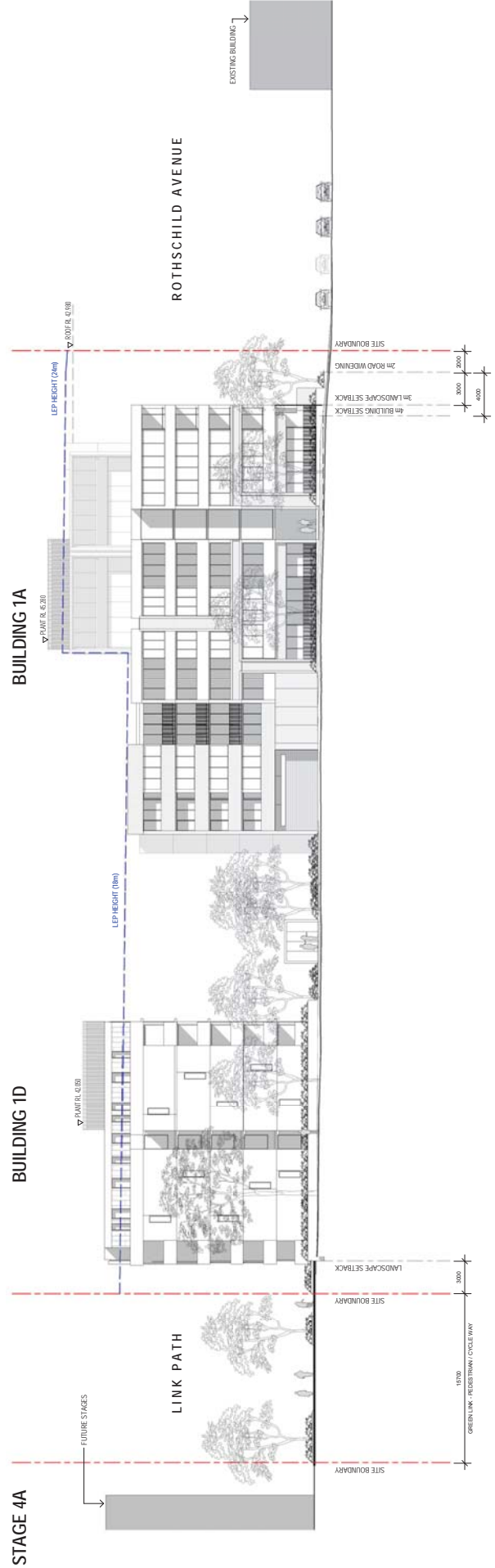


 Rothschild Street Elevation

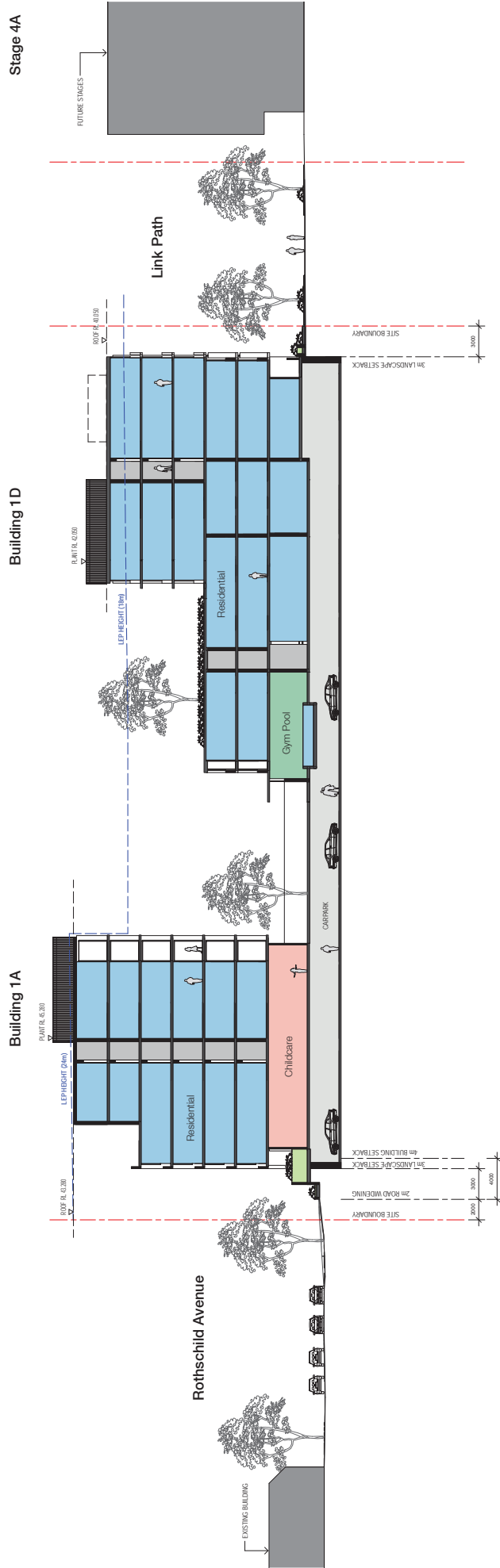
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Stedman Street Elevation



Section



 **View rothshild and crewe**



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