

04

Urban Design Framework

Strong Design Basis

The urban design framework shaping Art Haus has been inspired by the creative community and the diversity of the locality. It is a contextual and sensitive response to the current context. It achieves fine-grain built form to better reflect the surrounding neighbourhood and activate the ground to encourage a vibrant public life.

The design framework has been informed in part by the key attributes of creative professionals; wanting to live and work in the same place, a place that has a vibrant arts scene, that is pedestrian and cycle friendly, interesting, and with a good on-the-ground street life.

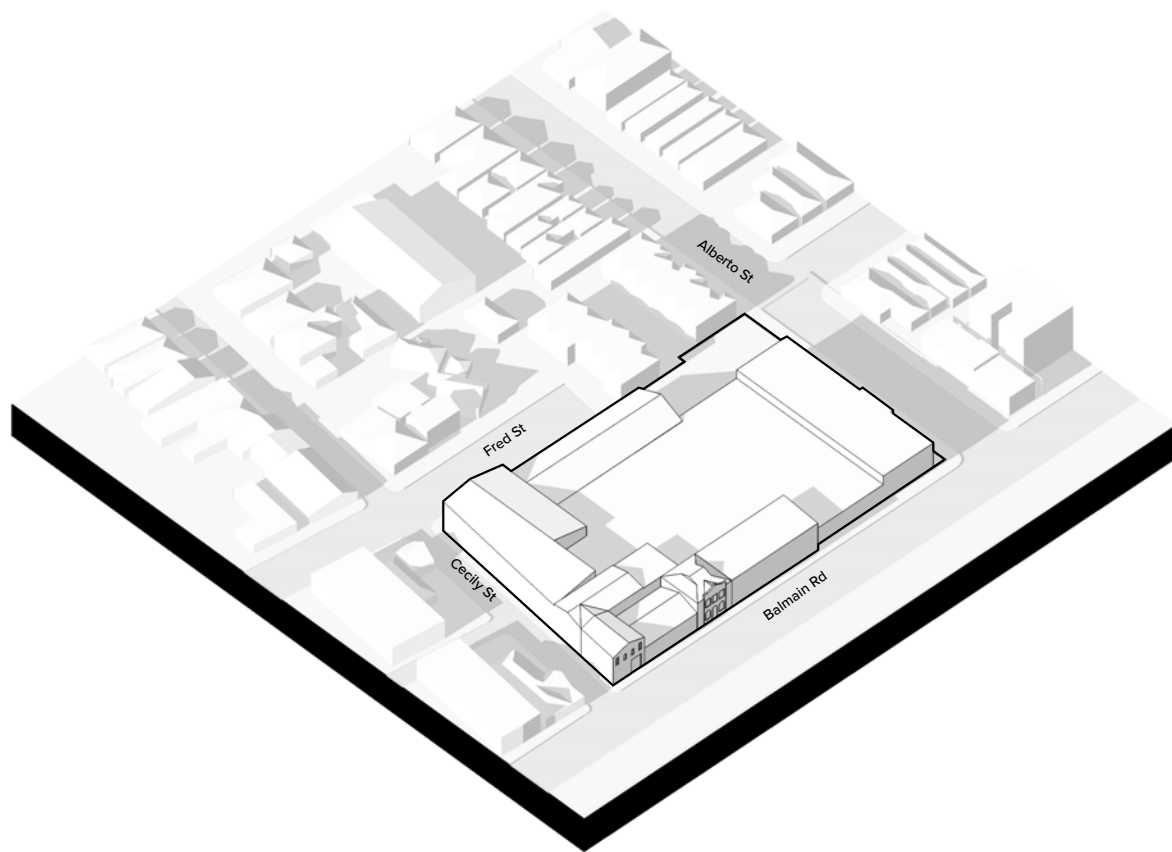
In addition, the urban design framework has been informed and guided by the 9 design principles established for the site and endorsed by Council in 2007.

The 9 design principles are:

1. Heritage Conservation
2. Land Use
3. Local Amenity
4. Built Form/Building Envelope:
5. Parking/Vehicle Access:
6. Traffic Generation:
7. Site/Block Permeability:
8. Open Space:
9. Ecologically Sustainable Development:

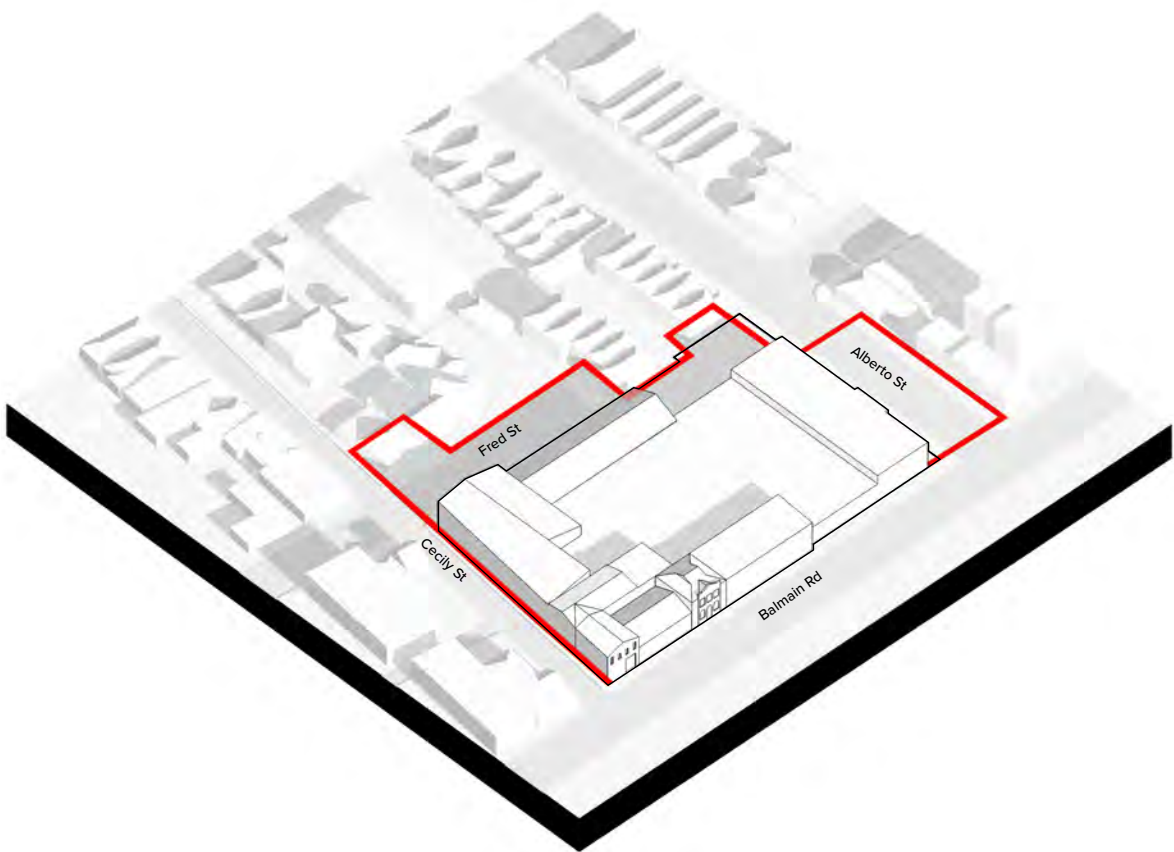
Roche Group is committed to building a lasting legacy on the site that focuses on cultivating the existing creative community and their needs, while also diversifying the site.

The following 3D concept diagrams explain the Arts Haus urban design framework and how it fulfils the 9 design principles.



Site Today

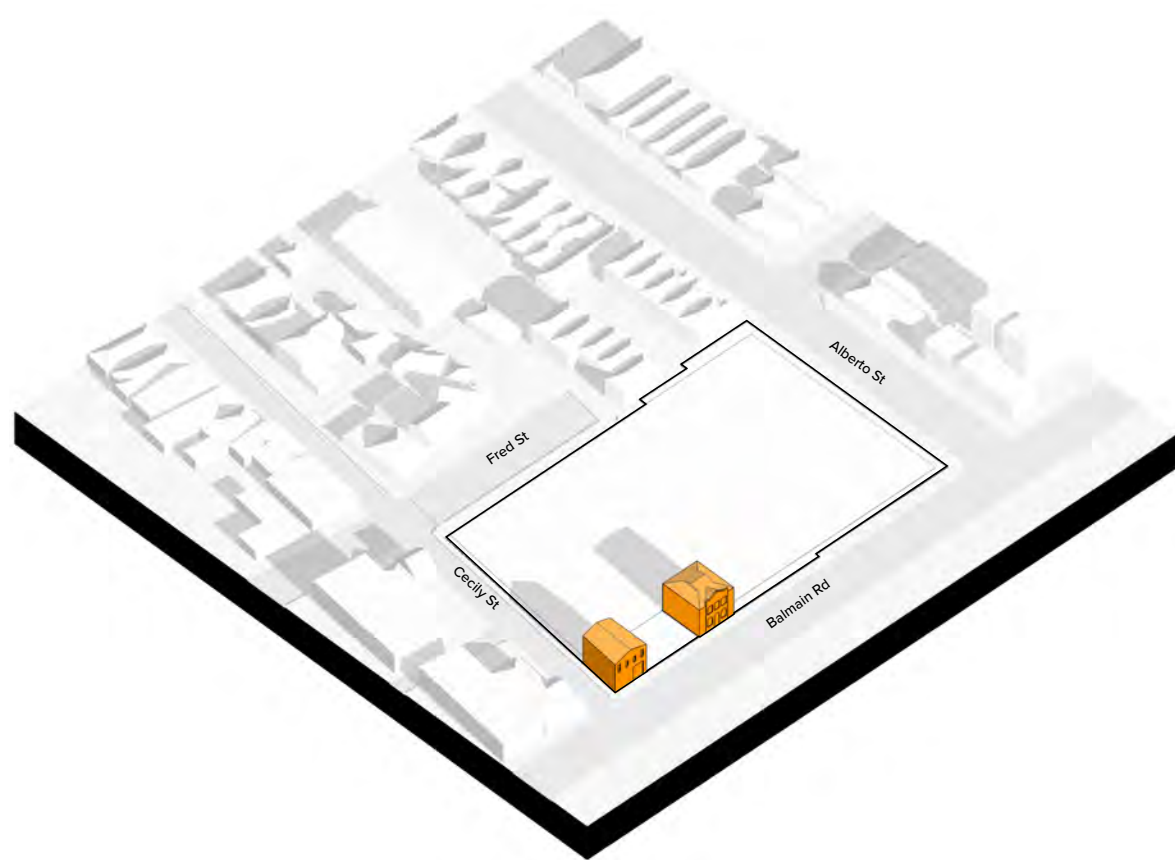
The site presents itself as four blank walls to the surrounding area and does not positively contribute to public life and neighbourhood character.



Solar Analysis

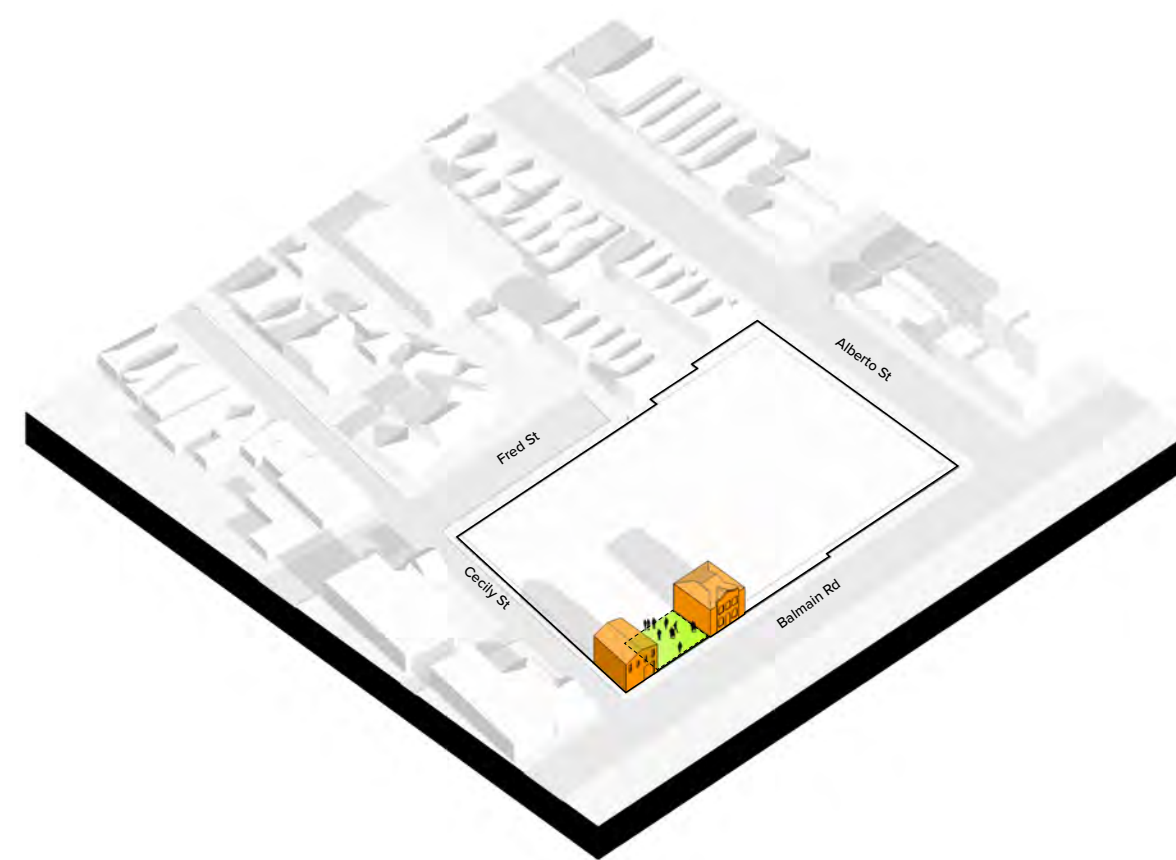
Existing buildings cast shadows onto adjoining land. A goal of the proposal is to ensure that sunlight received by adjoining land is not adversely affected.





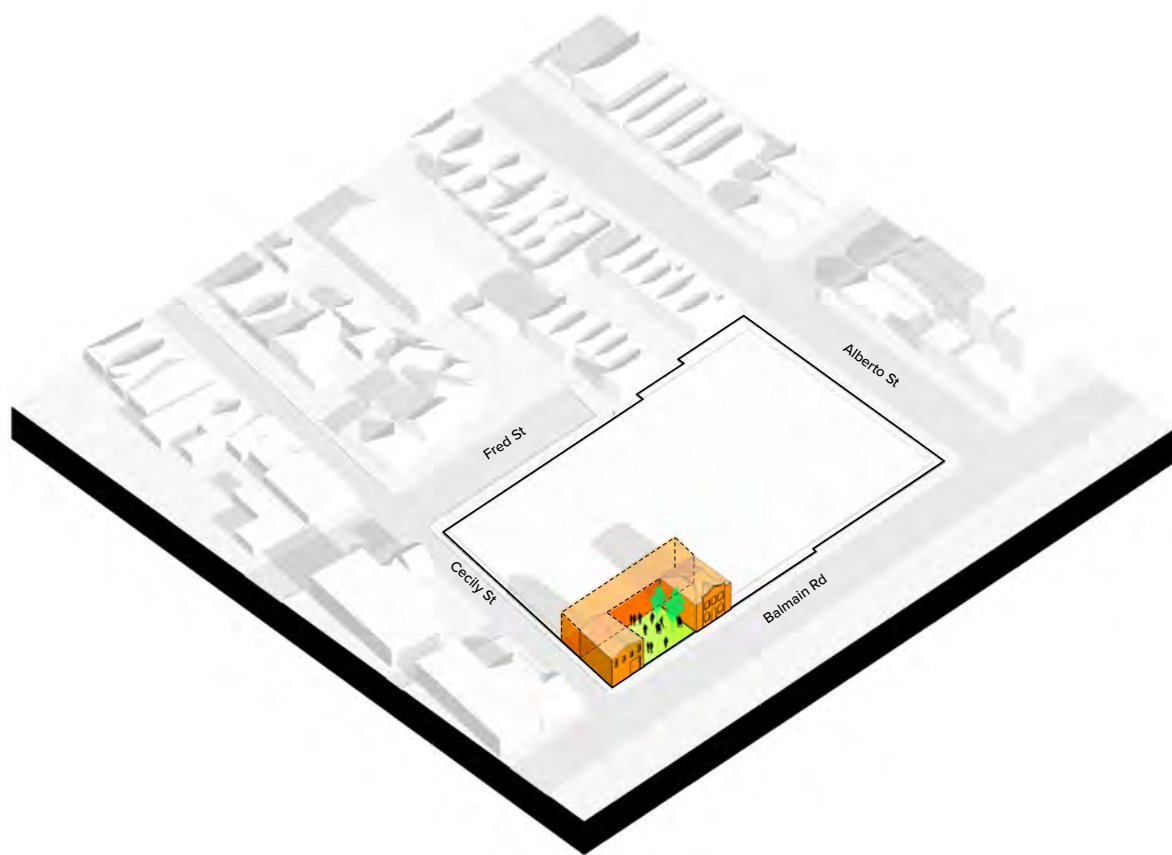
Retain Character Buildings

Subject to structural integrity, the intent is to retain the character buildings as a future feature of the project.



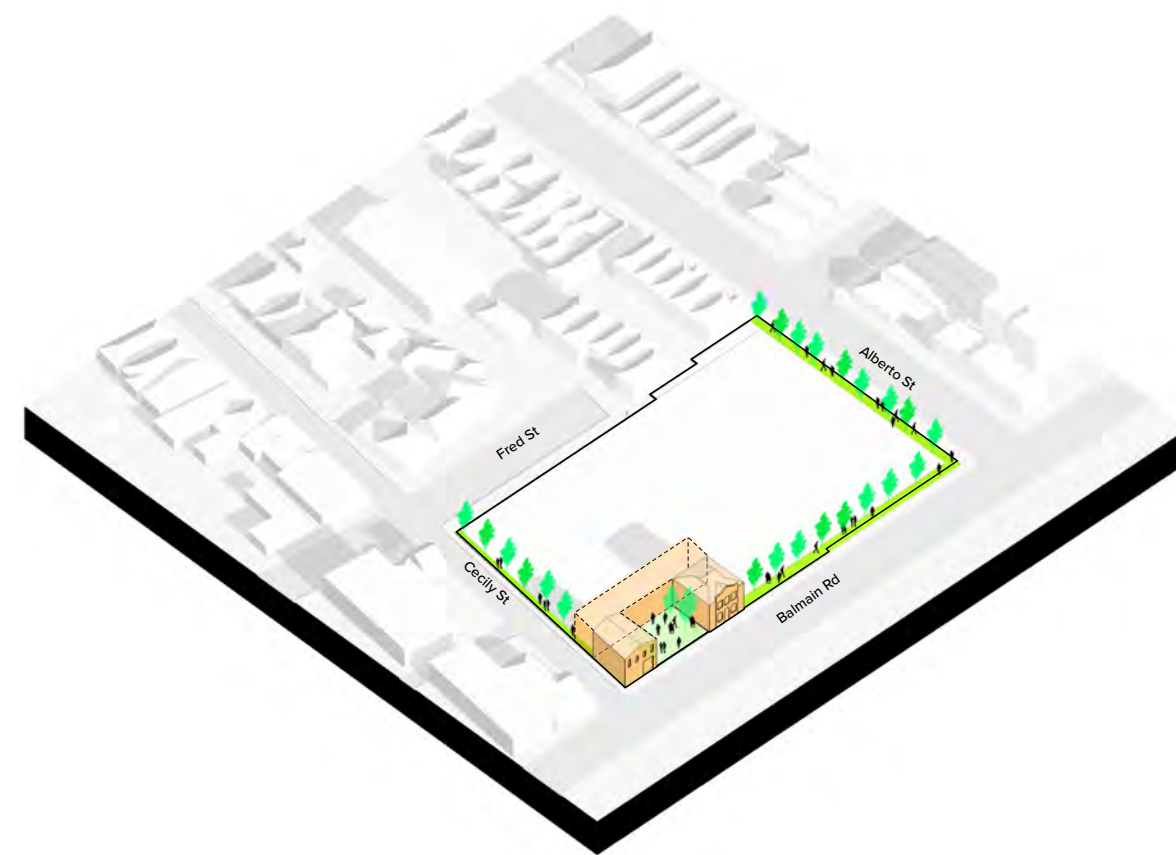
Community Plaza

Land between the two character buildings is transformed into a north-facing plaza ideal for socialising, outdoor dining and similar activities.



Creative Hub

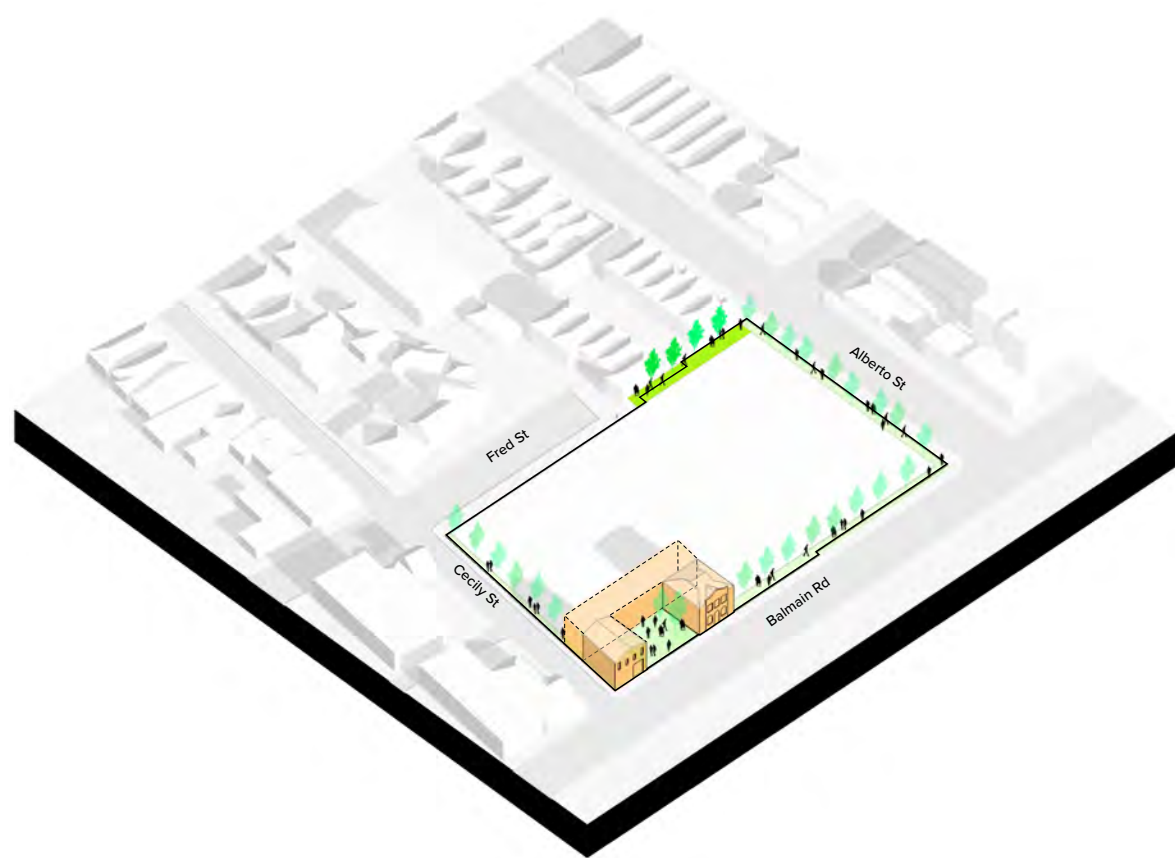
Retained character buildings and new plaza provides an opportunity for a creative hub with possible uses including an arts gallery, artist studios, cafe etc.



Widen Footpaths

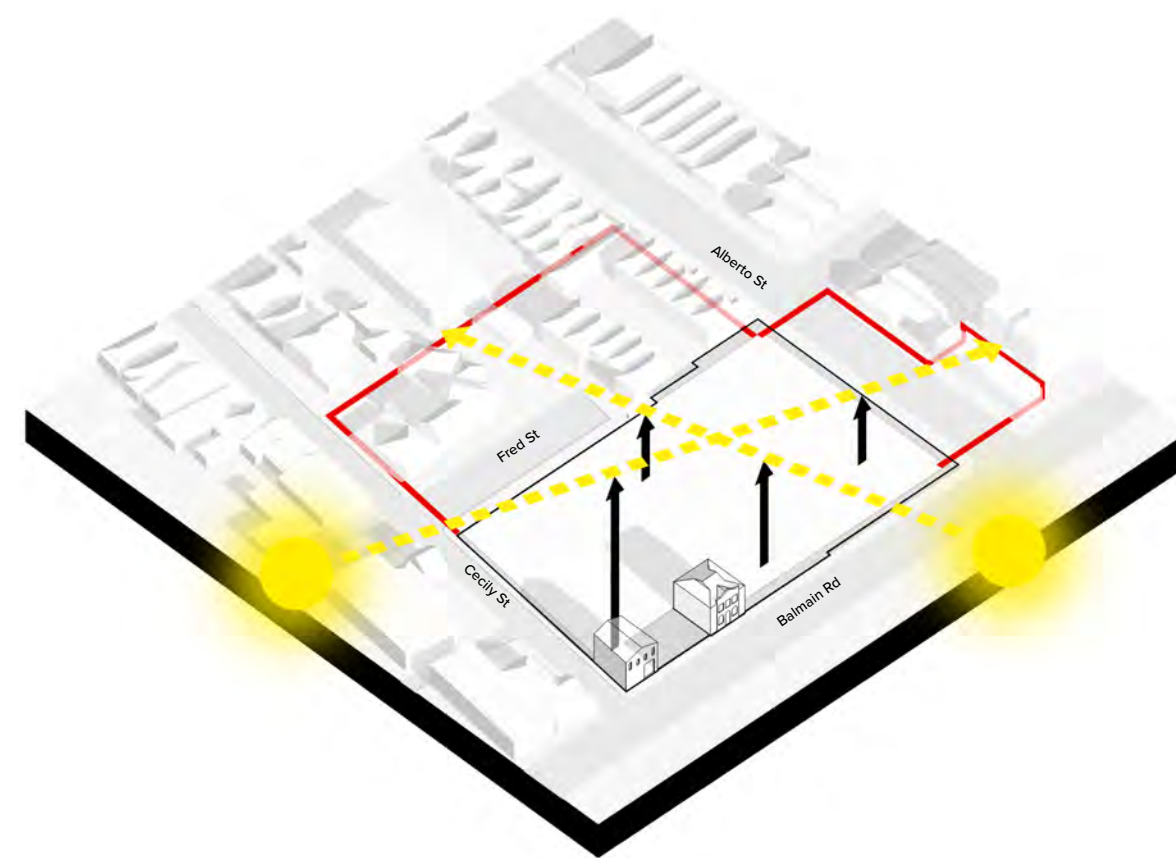
Balmain Road, Cecily St and Alberto St footpaths may be widened to improve the pedestrian experience.





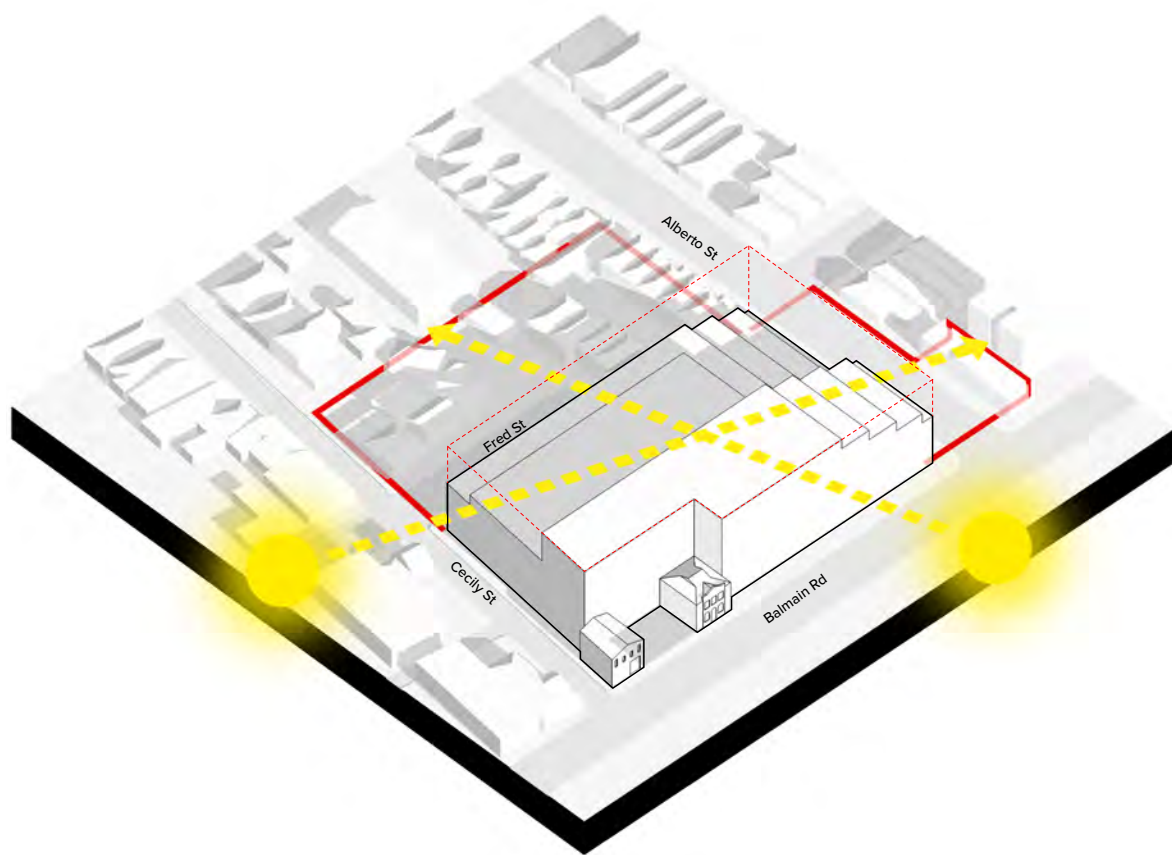
Fred St Pedestrian Link

A proposed Fred Street pedestrian link for the benefit of locals offers a safe route for kids walking to Orange Grove Public School.



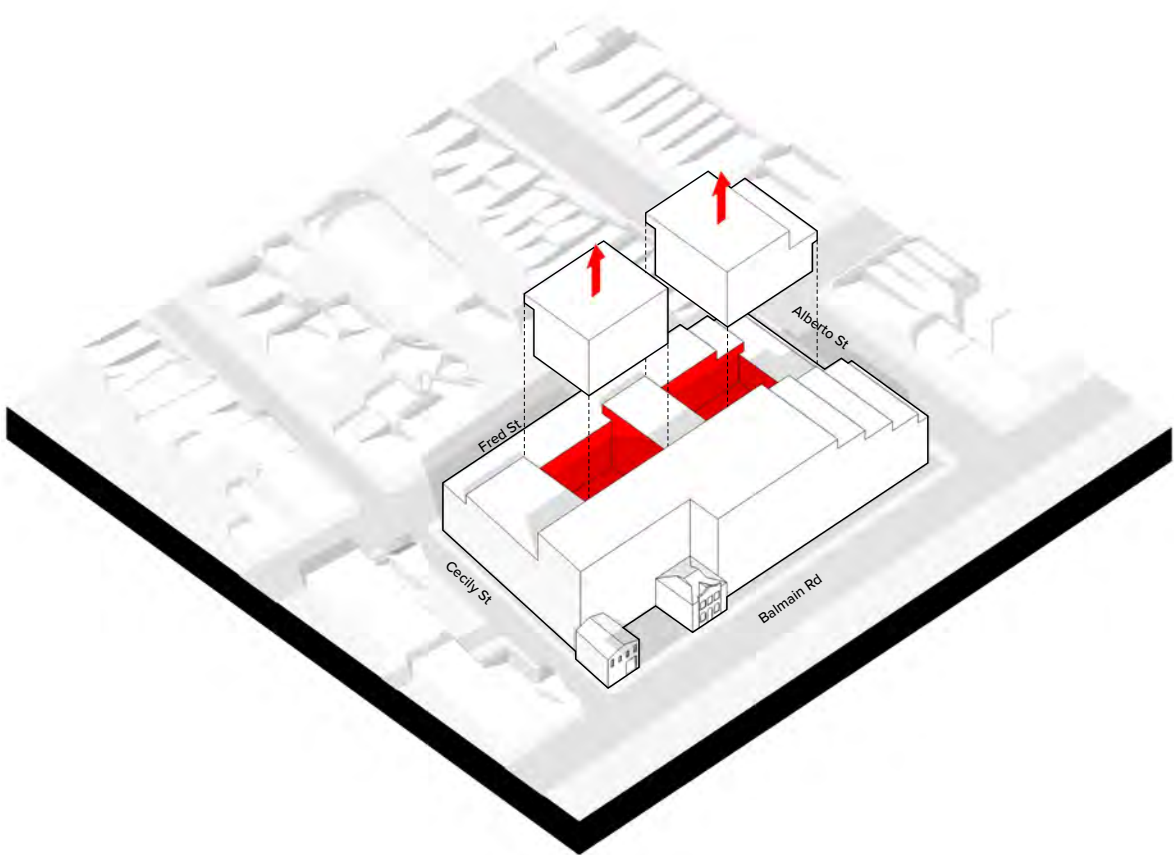
Solar Amenity

A detailed solar analysis is the basis for future development ensuring solar amenity to adjoining properties.



Solar Envelope

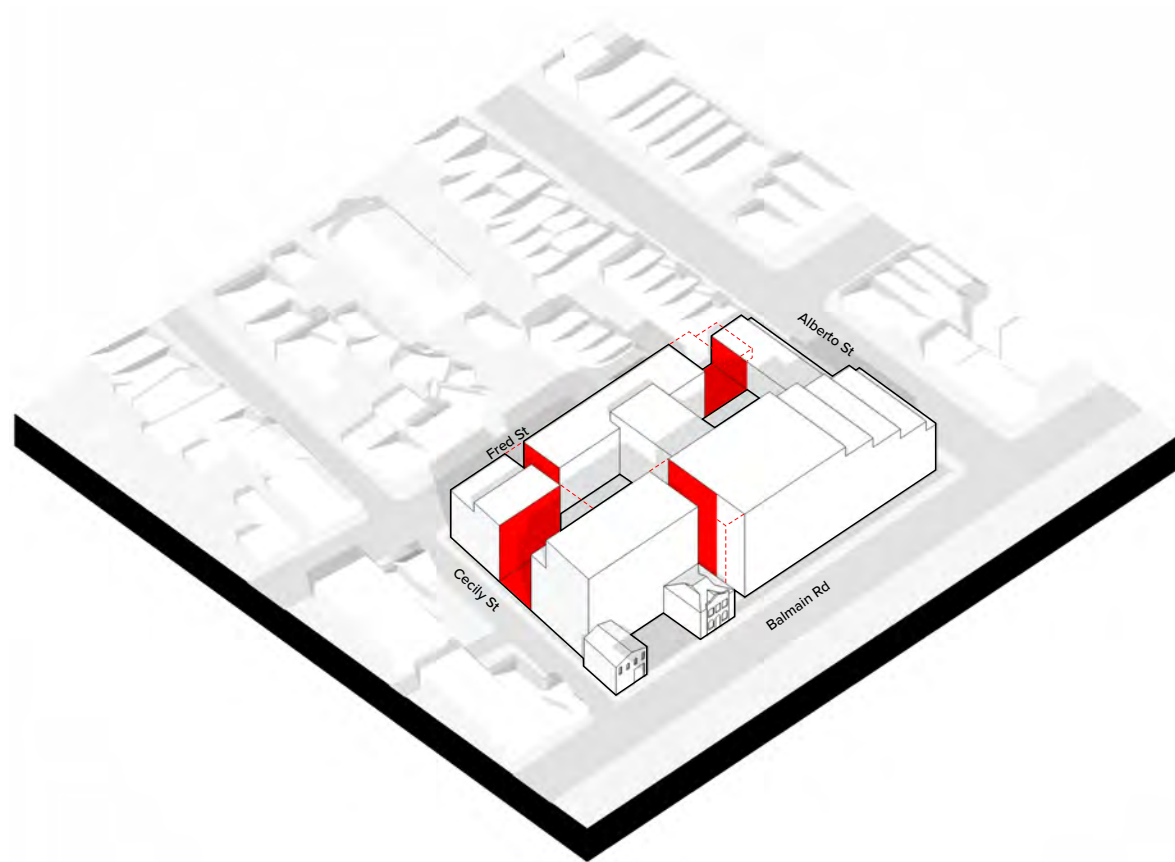
By using the solar analysis the building envelope steps down towards Alberto St and Fred St to maintain solar amenity to adjoining properties.



Communal Courtyards

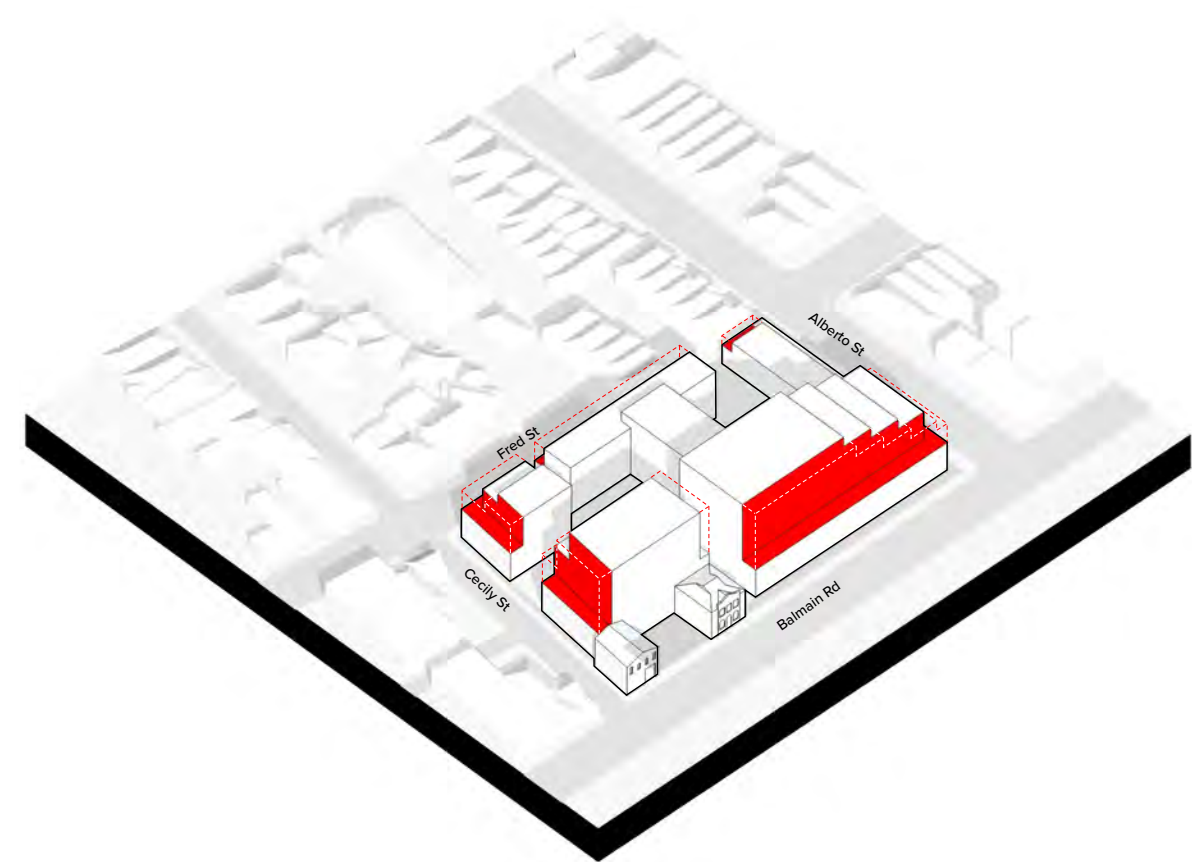
Building mass within the centre of the site is extruded to create two potential communal courtyards providing a green amenity.





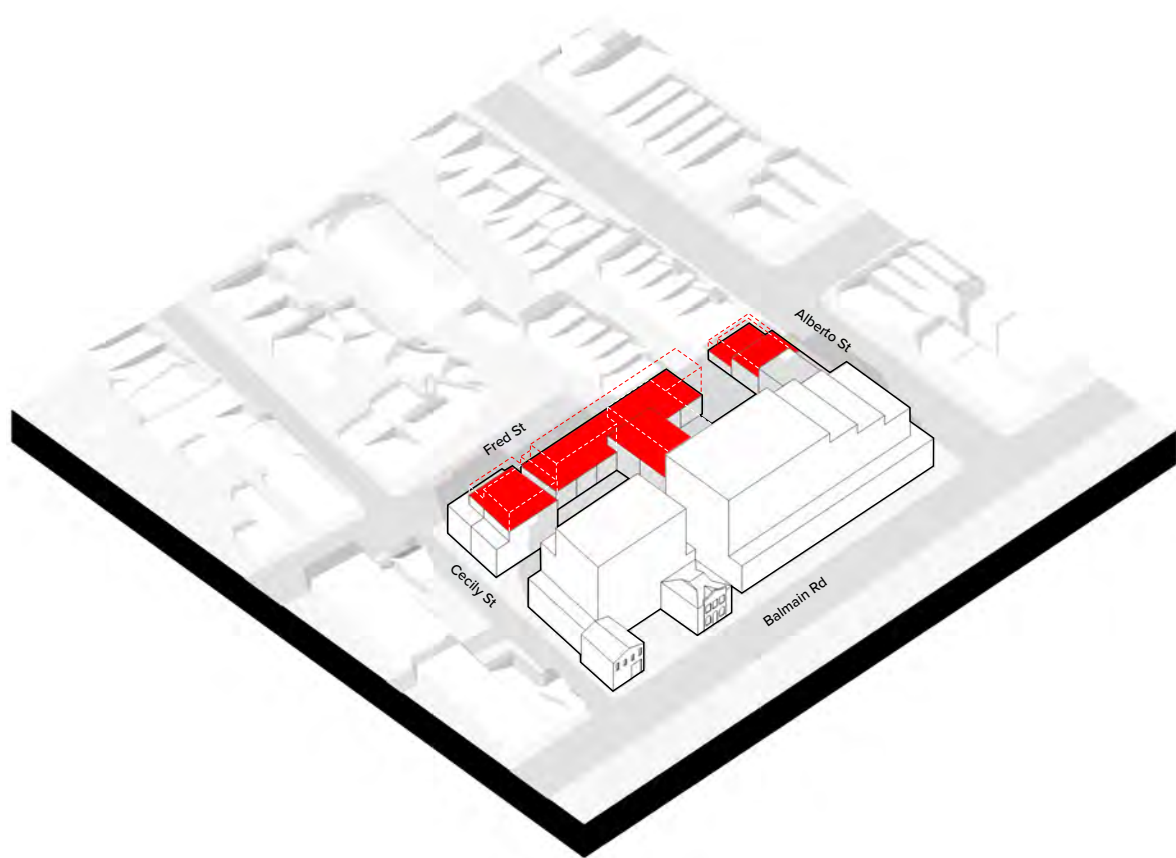
Smaller Building Blocks

With the area's identity partly defined by its diverse building sizes and architecture, the stepped envelope is divided into a series of smaller buildings with their own character.



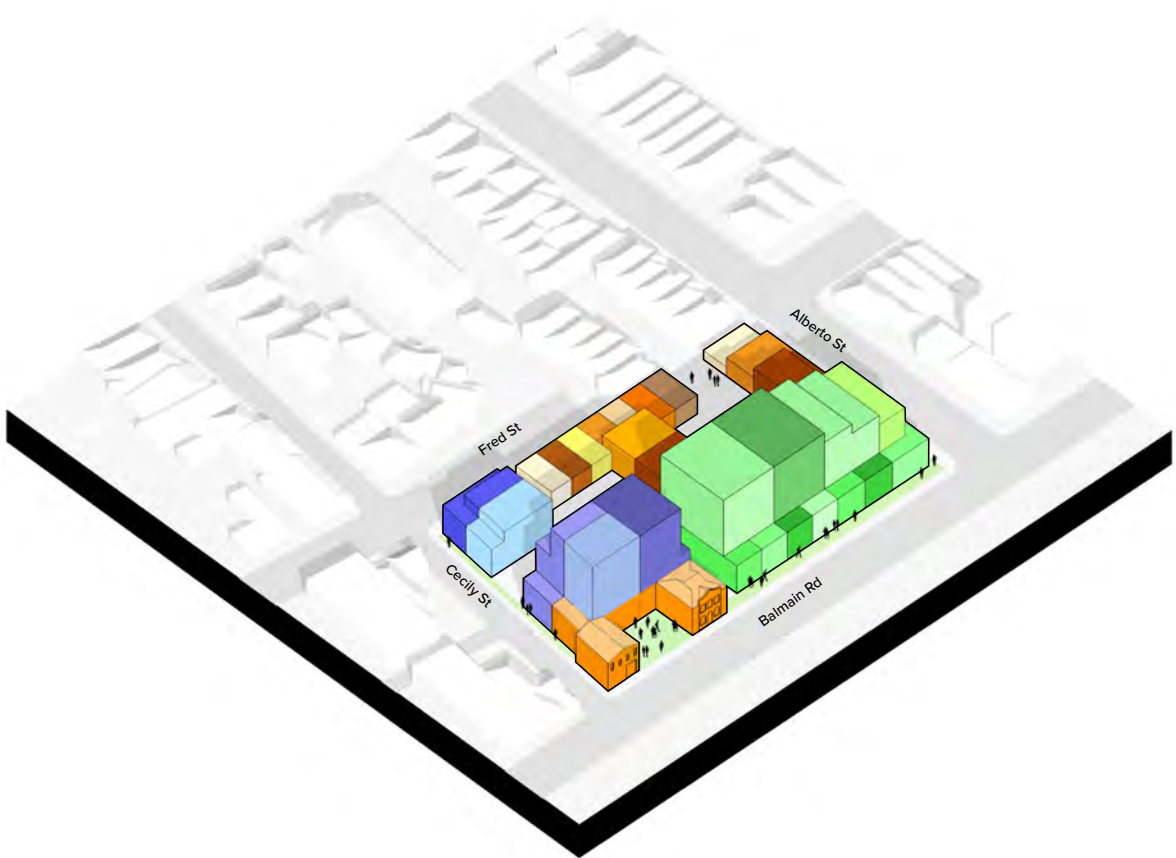
Human Scale

The building envelope is typically setback at the fourth storey to engage the eye and create a human scale experience for people.



Fred St Transition

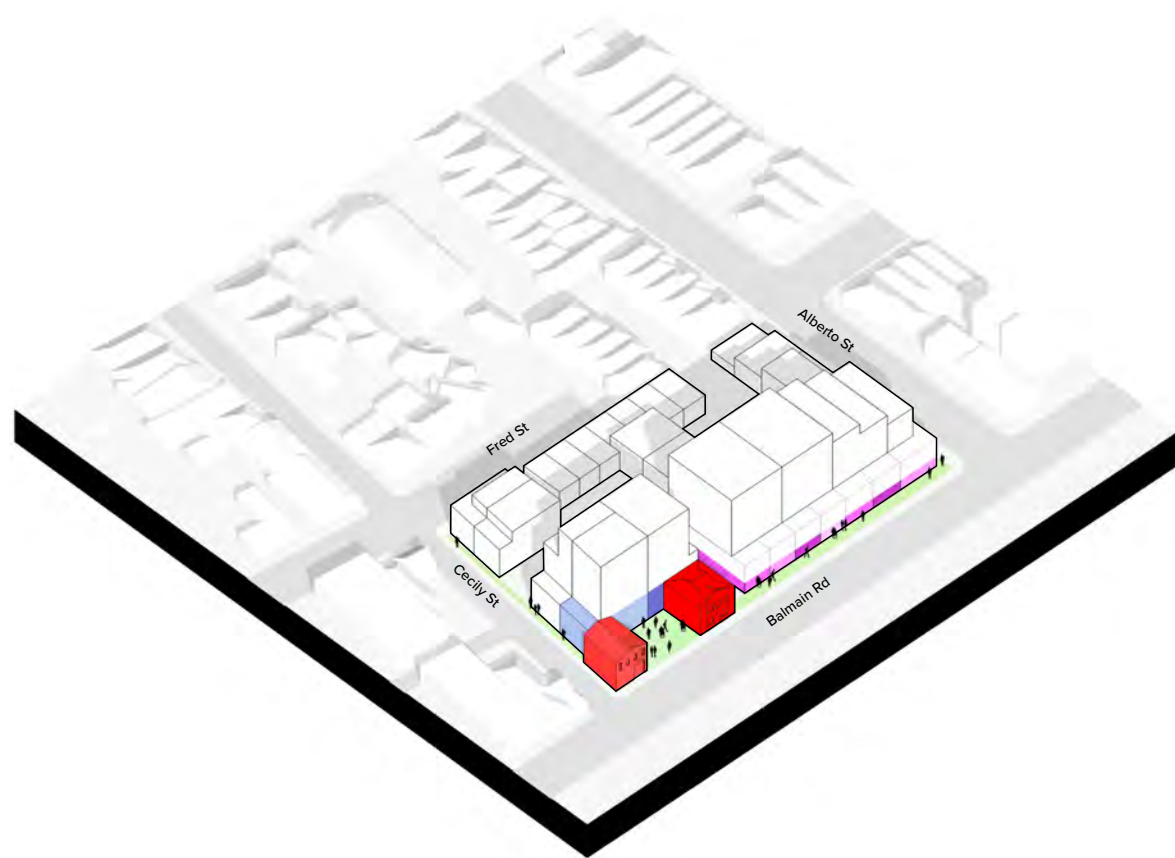
Proposed buildings fronting Fred St are reduced in height to be no taller than existing buildings fronting Fred St.



Fine Grain

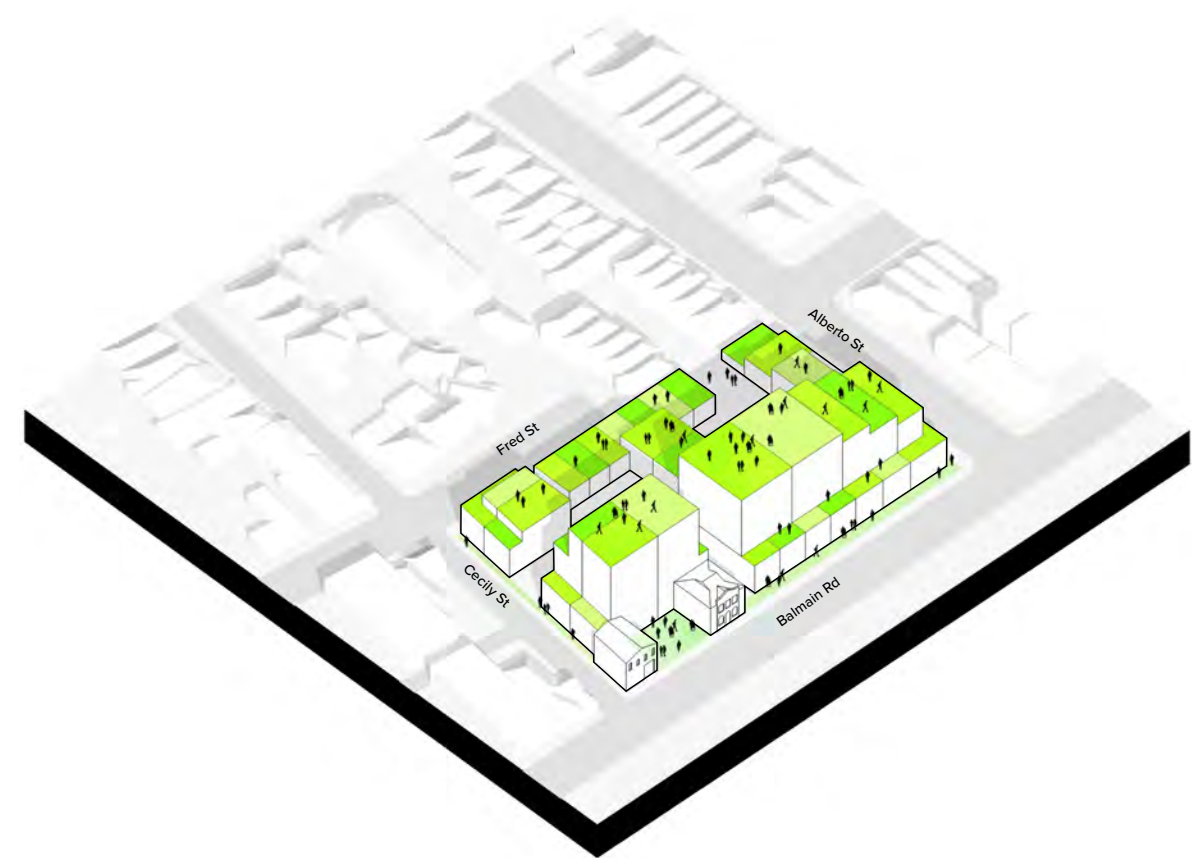
Individual buildings are divided into a series of vertical elements to create a fine-grain built form character to enhance the identity of the area.





Local Jobs

Adaptable ground floors create local job opportunities, particularly for the creative sector.



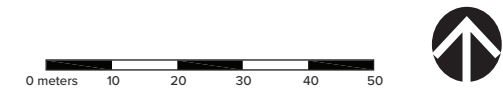
Green Roofs

The project may provide green roofs, walls and other sustainability features for the benefit of residents, visitors and planet.



Illustrative Concept Plan

Illustrative concept plan blends into the locality bringing greenery and fine grain built form



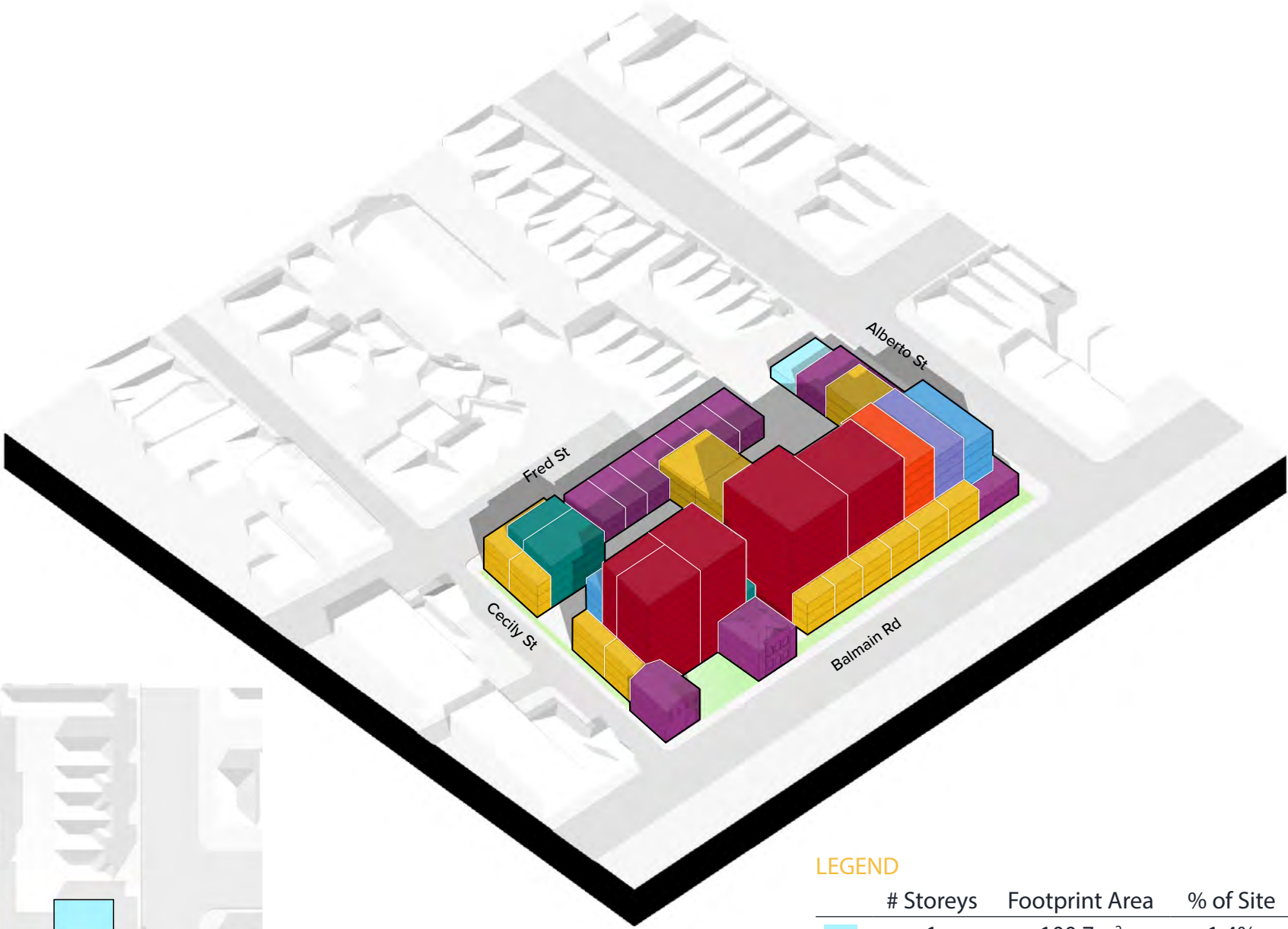


Building Heights & Transitions

The proposed built form, building heights and FSR for Art Haus are essential in achieving the desired outcomes. They have been tailored to produce the proposed public benefits that have been highlighted.

29%
OF THE SITE IS
1-3 STOREYS

ONLY
15%
OF THE SITE IS
9 STOREYS



LEGEND

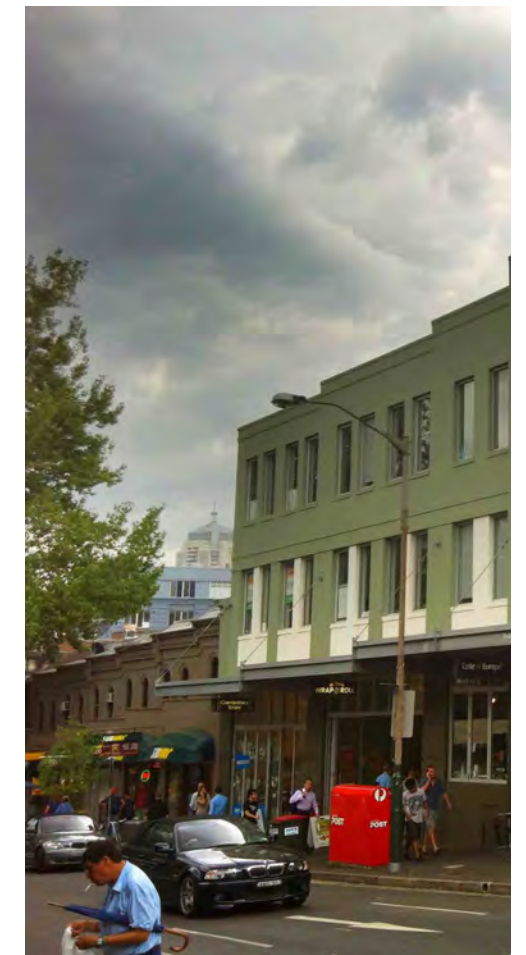
	# Storeys	Footprint Area	% of Site
	1	100.7m ²	1.4%
	2	1050.8m ²	15.2%
	3	856.8m ²	12.4%
	4	289.2m ²	4.2%
	6	323.3m ²	4.2%
	7	281.2m ²	4.1%
	8	168.1m ²	2.4%
	9	1053.8m ²	15.3%



Commonly in Australia's inner suburbs, low density built form is mixed together with higher buildings, as constant transformations continue and the demand to live and work close to the CBD increases. This, combined with heritage buildings, result in street that included heights that vary significantly.

Building heights have little impact on the pedestrian's experience on the street. Provided frontages are of a human scale and are interesting, engaging, active and articulate, height impacts on the street are minimised.

Varied building heights and skyline transitions can form a landmark, improve orientation for pedestrians, and indicate focal points of activity.





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Before & After

From blank walls to friendly facades

The 'Before and After' provides a visual summary of the improved street scenes adjoining the site. For each street scene, blank walls are replaced with friendly facades which activate the street. Further, the 'Before and After' images illustrate an appropriate scale and transition of built form to each street.





Fred St







Cecily St







Cecily St







Balmain Rd







Balmain Rd







Alberto St



Before



After





Alberto St







06

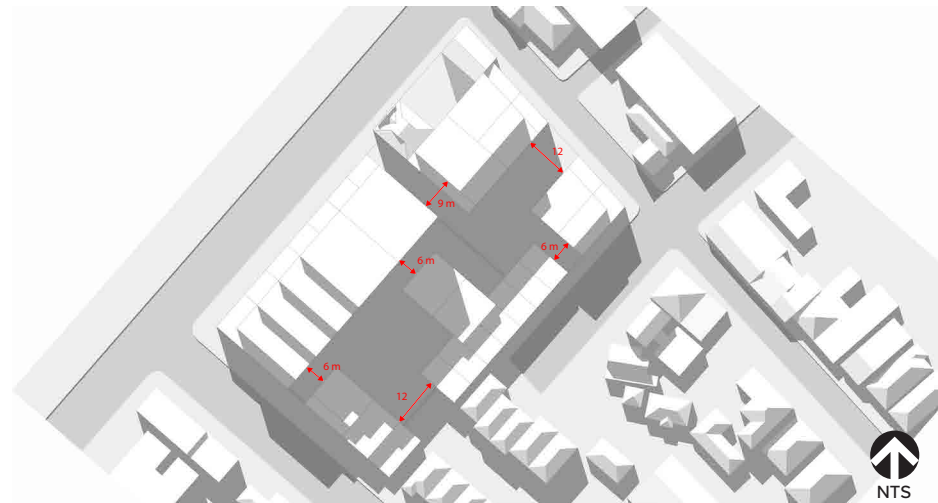
Design Analysis

Design Excellence

Art Haus has been informed by rigorous technical testing to ensure that the proposal is will be a model for design excellence and be a good neighbour by improving local streetscapes, ensuring solar amenity and complying with the Apartment Design Guide.

ADG Compliance

At this early stage of the process a preliminary assessment of the design has been undertaken against SEPP 65 to demonstrate compliance along with the Apartment Design Guide 'Rule of Thumb' Assessment.



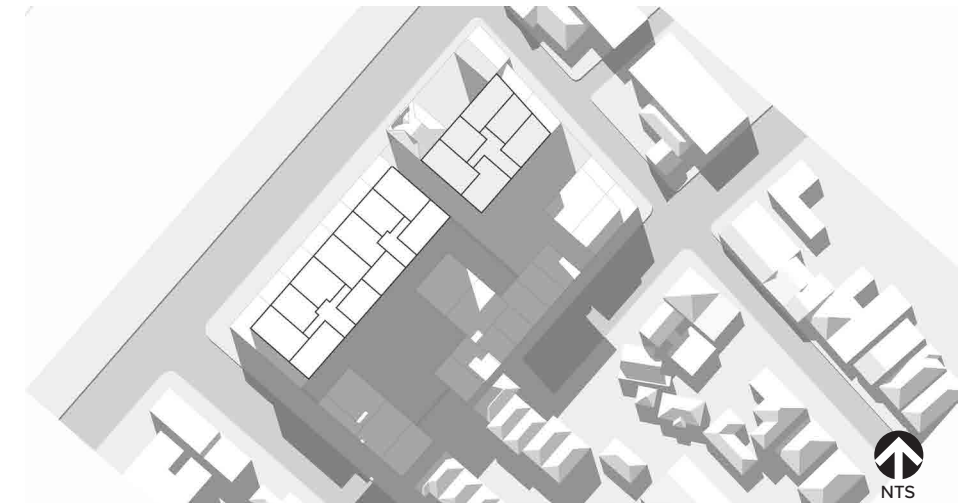
Building Setbacks, Common Depth and Separation

- The proposed concept uses a range of building depths from 12m to 18m from glass line to glass line, consistent with the ADG.
- The proposed concept provides for a range of building separations consistent with the ADG. For the two buildings fronting Balmain Road, the design intent is building separation compliance will be achieved by blank party walls and/or detailed design solutions to be tested during the DA stage.
- The proposed concept improves the pedestrian experience by widening narrow footpaths. Otherwise, the proposed setbacks are consistent with the character of the surrounding area. Upper floors on taller buildings are setback to reinforce a human scale user experience.



Deep Soil Planting and Parking

- The proposed concept provides over 25% of the site as communal open space comprising at-grade courtyards and roof terraces receiving the minimum amount of sunlight required.
- A preliminary analysis of the basement carpark illustrates one way deep soil zones may be incorporated into the concept design.



Apartment Layout and Daylight Access

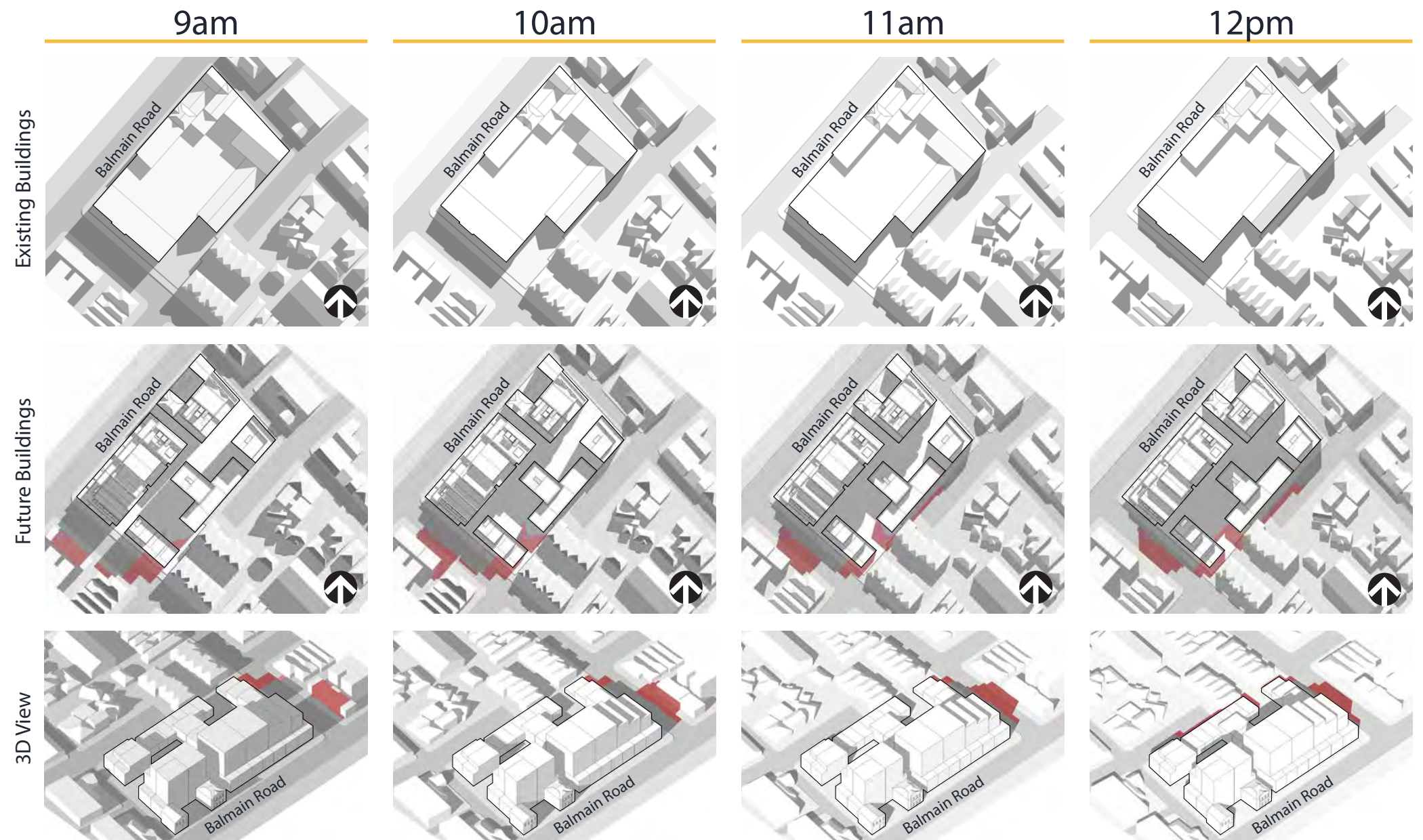
- A preliminary apartment layout has been prepared to illustrate one way apartment layout and daylight access can be achieved. Through the detailed design process, a variety of apartment layouts including 'up-and-overs' will be tested.

Solar Analysis

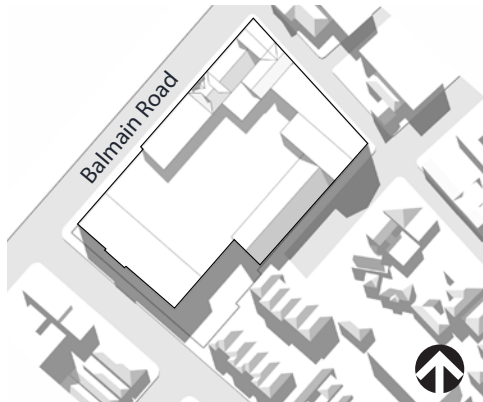
Building envelopes for the site are stepped down towards Alberto Street and Fred Street, allowing sunlight to reach adjoining properties and not be adversely impacted. The shadow diagrams show that there is very little impact on existing private and public open space and it is balanced throughout the day.

Between the hours of 9am and 11am, although there is some overshadowing on adjoining properties along Alberto Street, and essentially falls onto blank walls and garages. Shadowing in this area decreases throughout the day.

Similarly, properties along Fred Street receive full sunlight during the morning. While there is increased overshadowing in the afternoon, it is located within the road and existing built form, rather than private open spaces. .



1pm



2pm



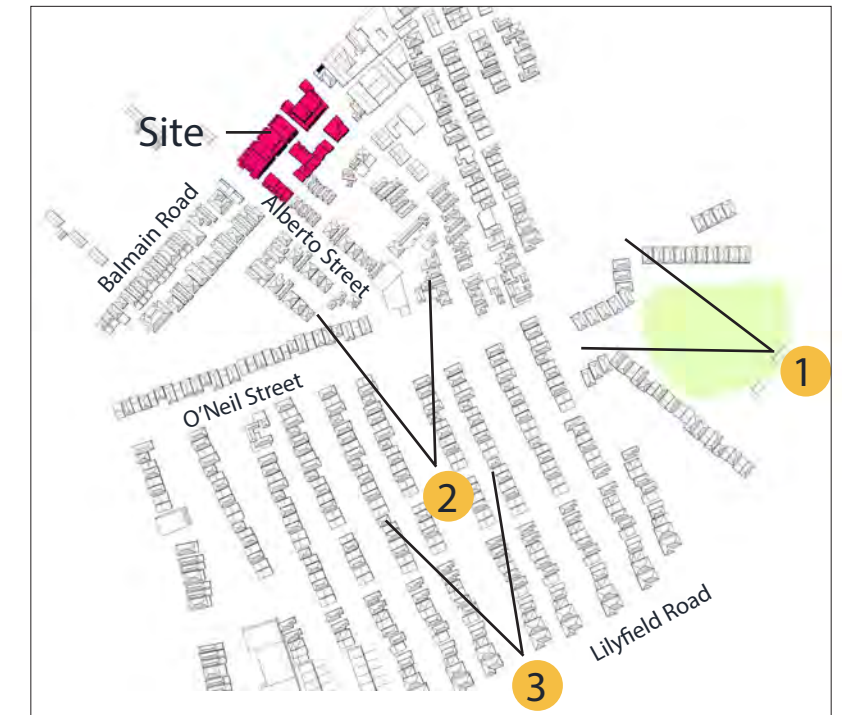
3pm



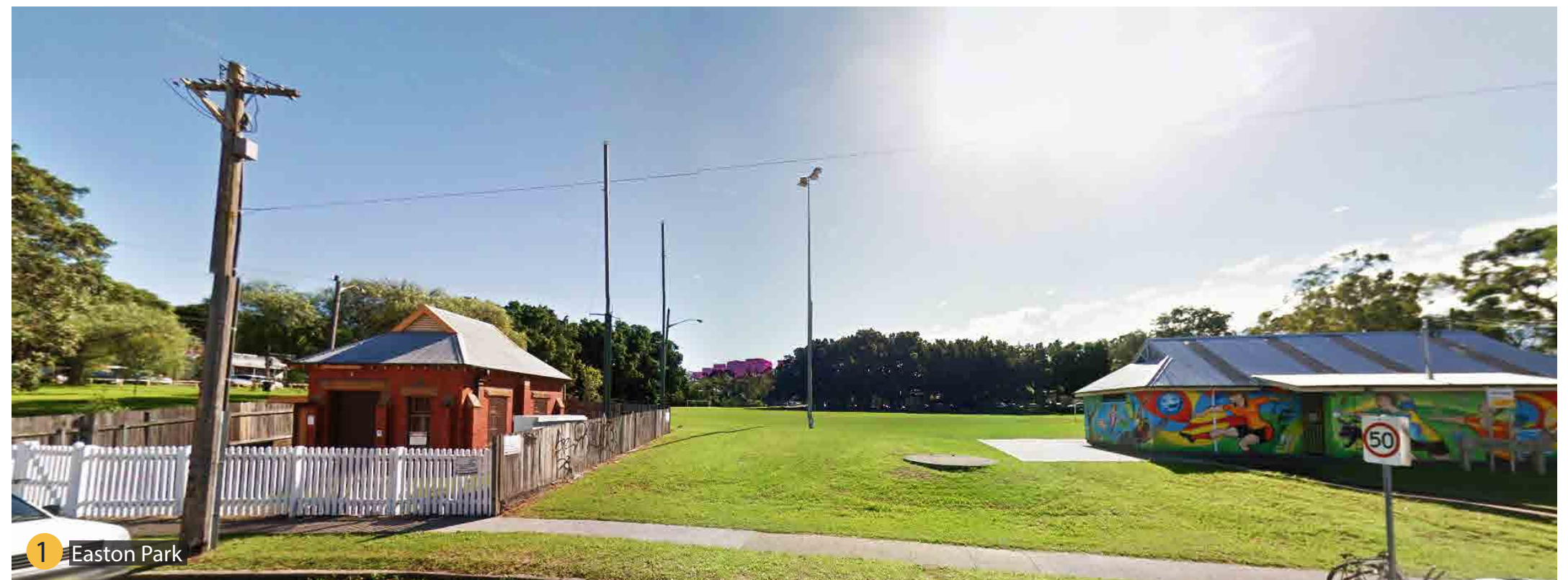
Visual Assessment

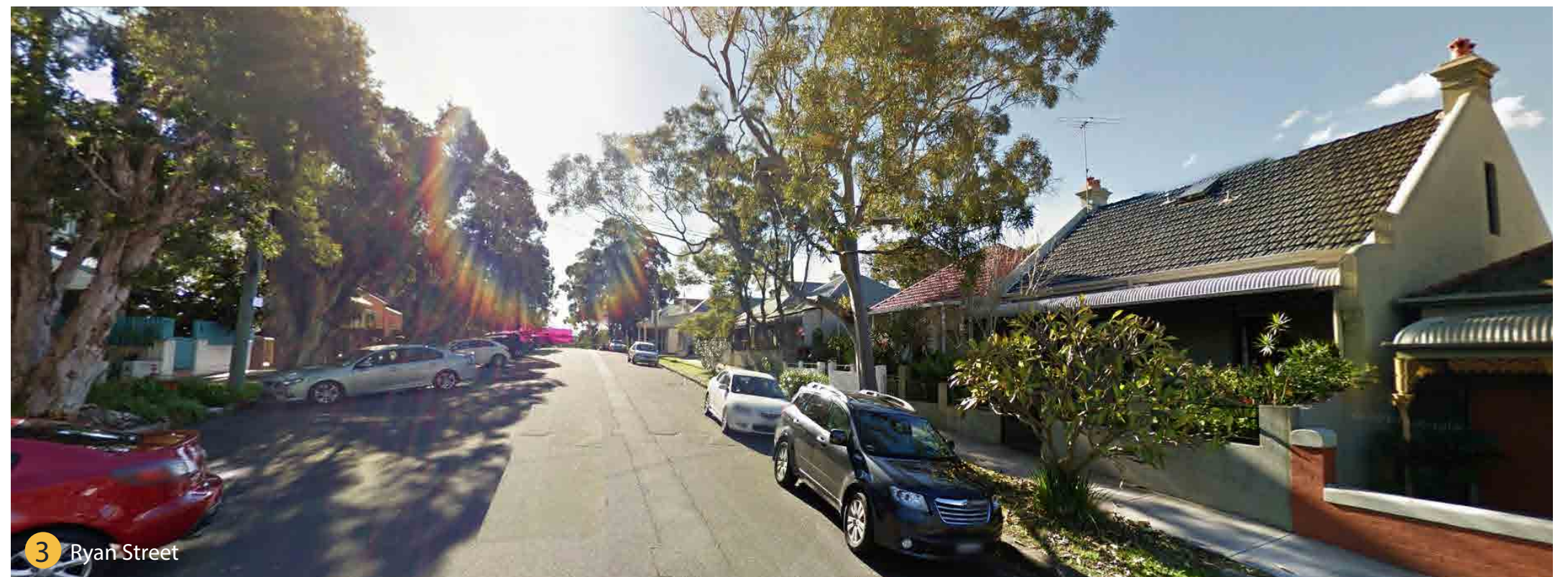
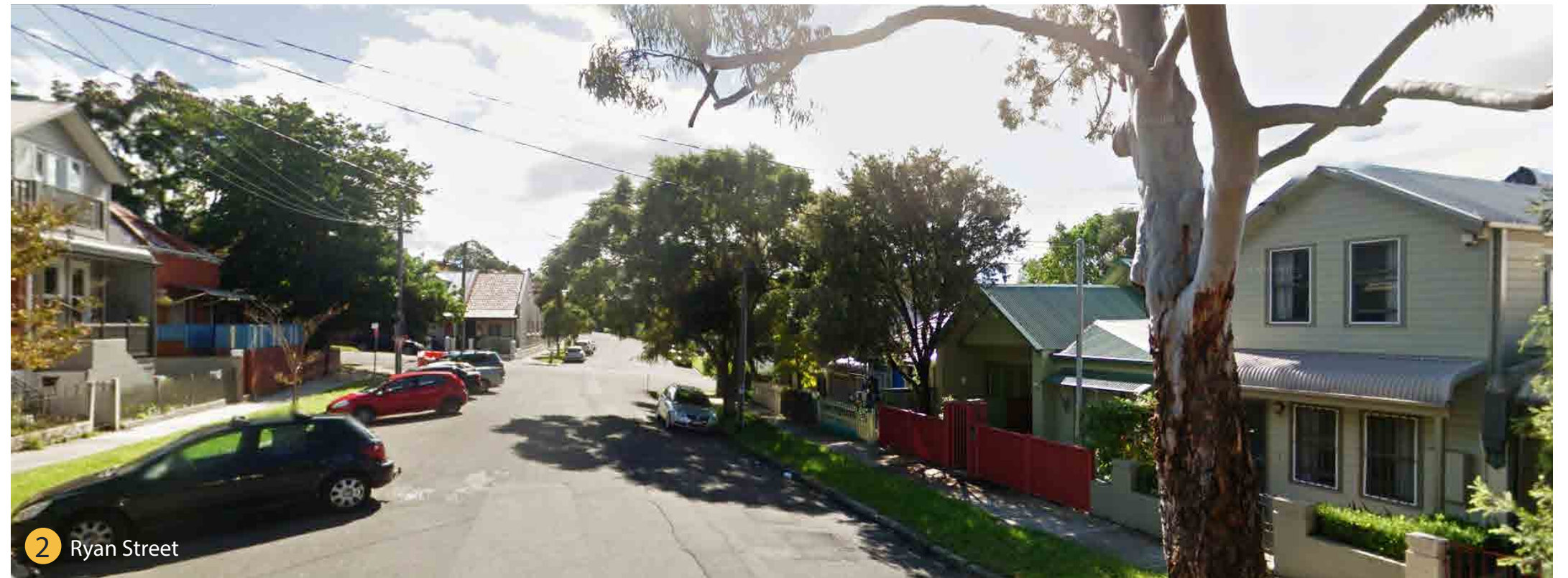
Following advice from Inner West Council, an initial visual assessment of the proposed development has been undertaken.

The following images show the proposal viewed from south of the site, in Easton Park and from Ryan Street. The diagrams clearly show that the proposal has limited visual impact from key locations.



Key







Proposed Planning Controls



Turning the Vision into Reality

Achieving the vision for Art Haus in Lilyfield required a number of amendments to current planning controls included in the Leichhardt LEP 2013 and DCP 2013.

The site is not currently reaching its full potential due to site limitations which restrict it to being a low density, light industrial site adjacent to low density residential.

Roche Group proposed the following amendments to the current planning controls.

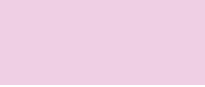
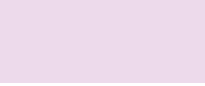
Zoning: IN2 Light Industrial to B4 Mixed Use

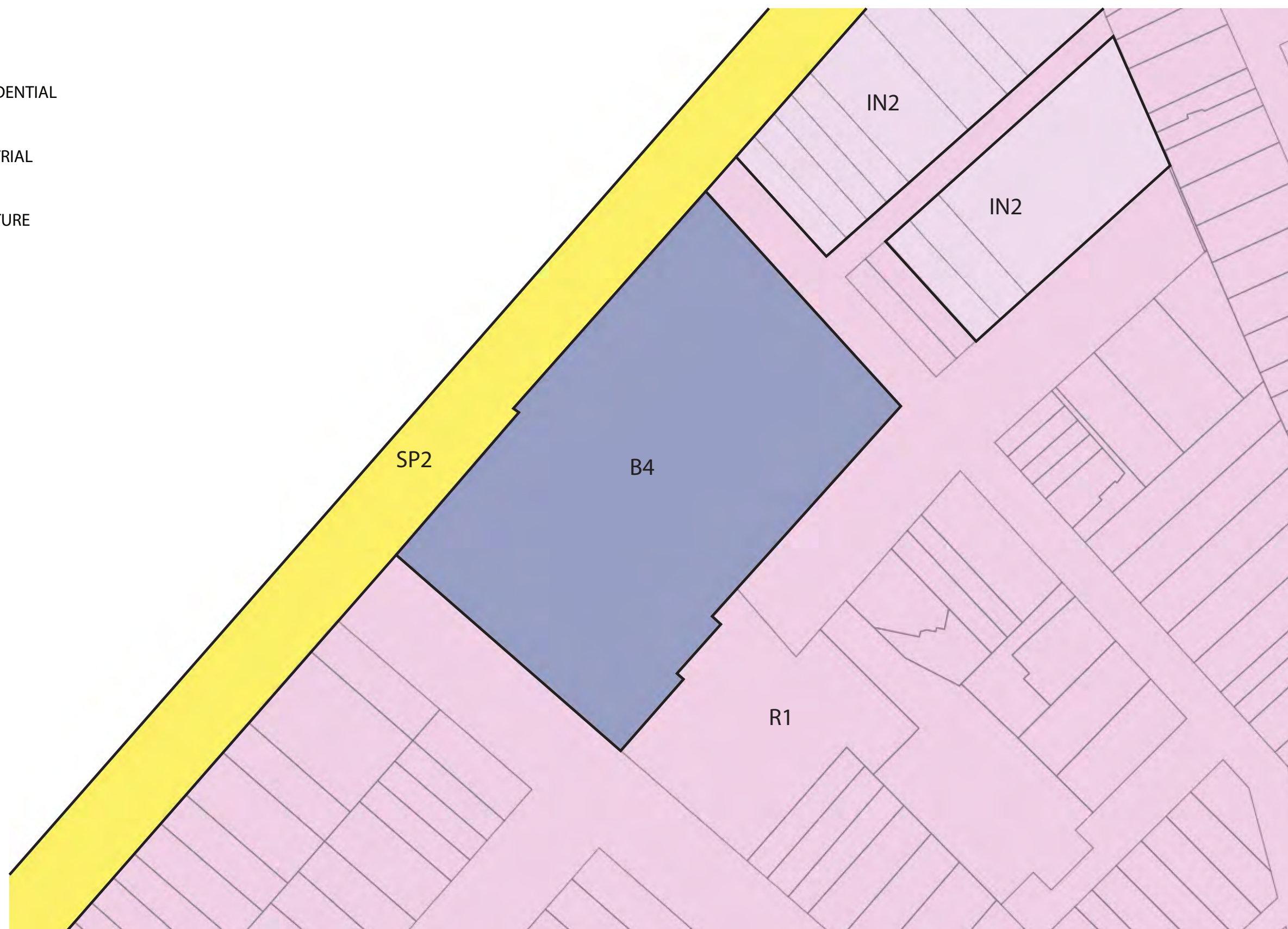
FSR: 1:1 to 2.3:1

Height of Building: Maximum of 9 storeys

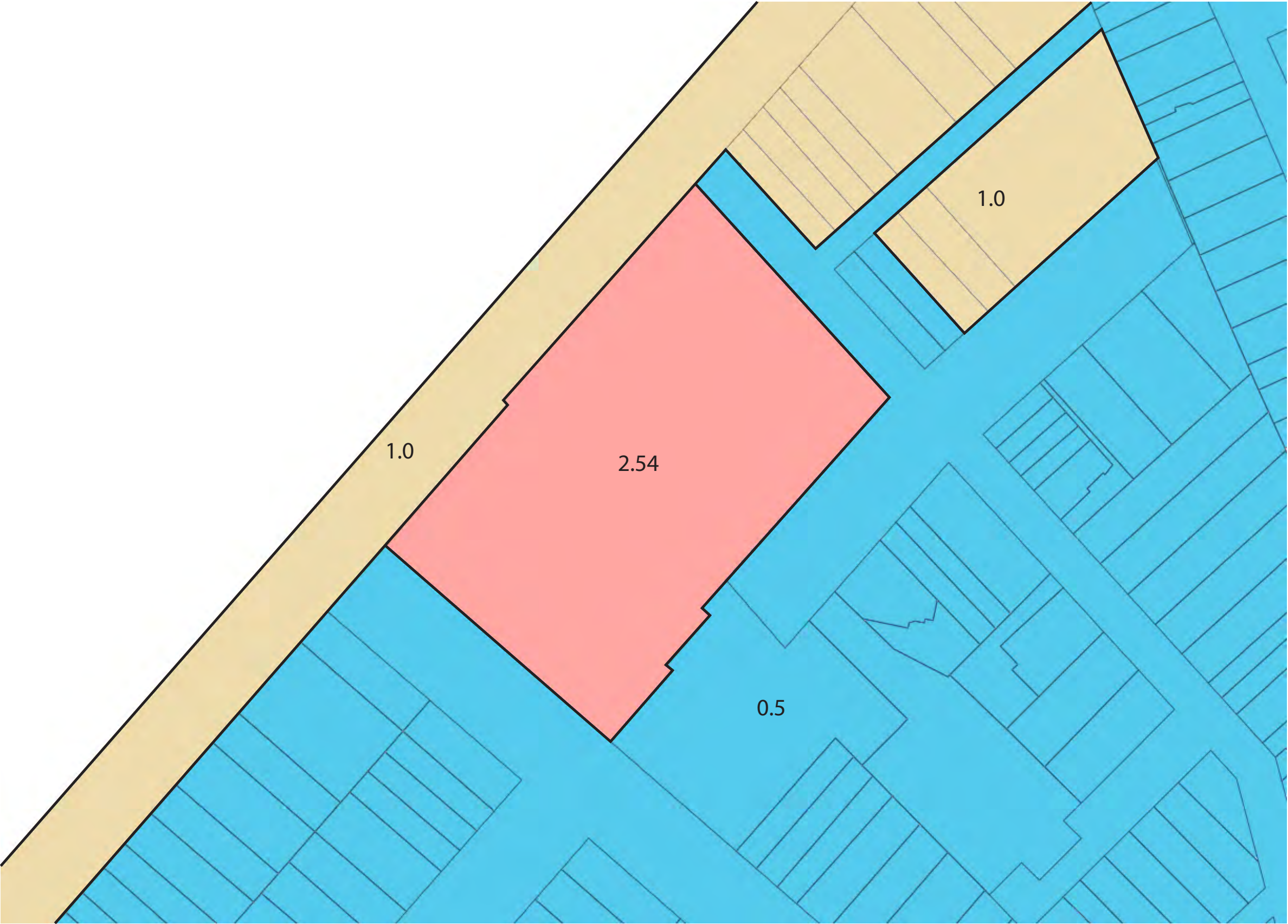
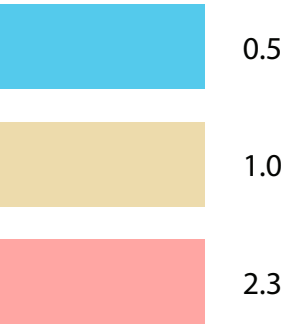
These proposed controls have been informed by the design and will ensure that the site is developed in accordance with this proposal. The controls will allow a vibrant, mixed use precinct to grow.

Zoning

-  B4 MIXED USE
-  R1 GENERAL RESIDENTIAL
-  IN2 LIGHT INDUSTRIAL
-  SP2 INFRASTRUCTURE



Floor Space Ratio



Height of Building



31 METRES



15 METRES

