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.

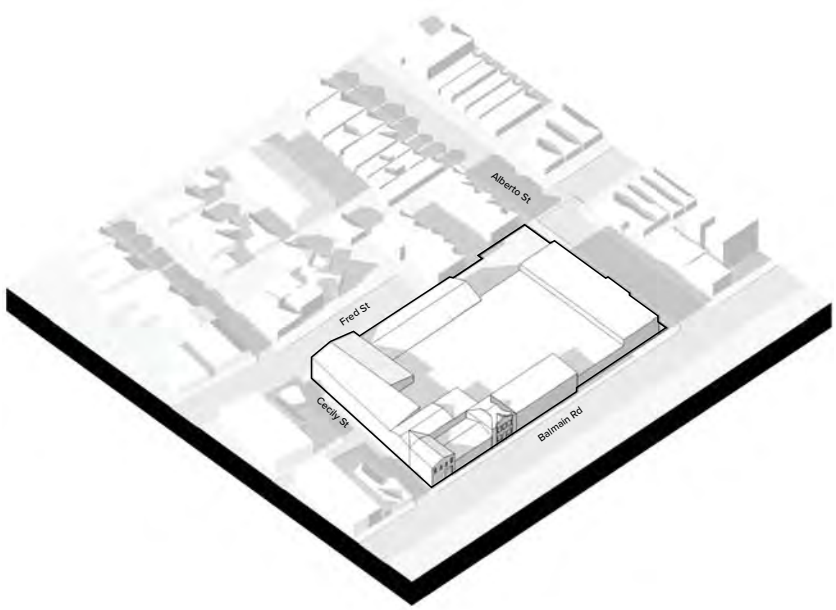
In addition, the urban design framework has been informed and guided by the 9 design principles established for the site and endorsed by Council in 2007.

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:

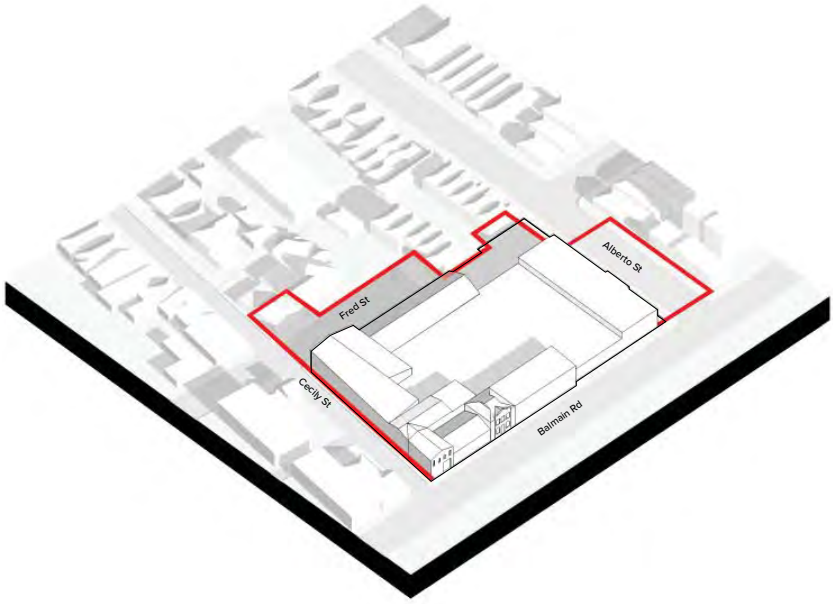
Roche Group is committed to building a lasting legacy on the site that focuses on cultivating the existing creative community and their needs, while also diversifying the site.

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



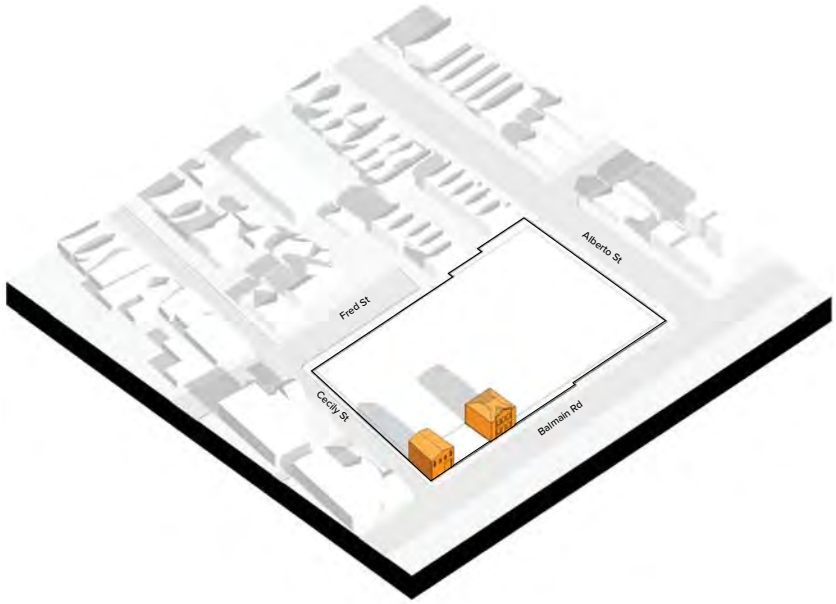
Site Today

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



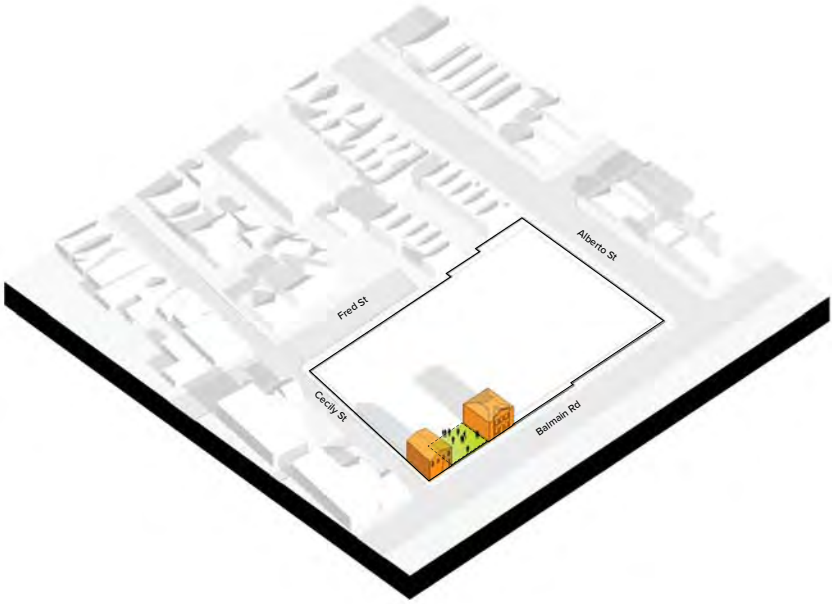
Solar Analysis

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.



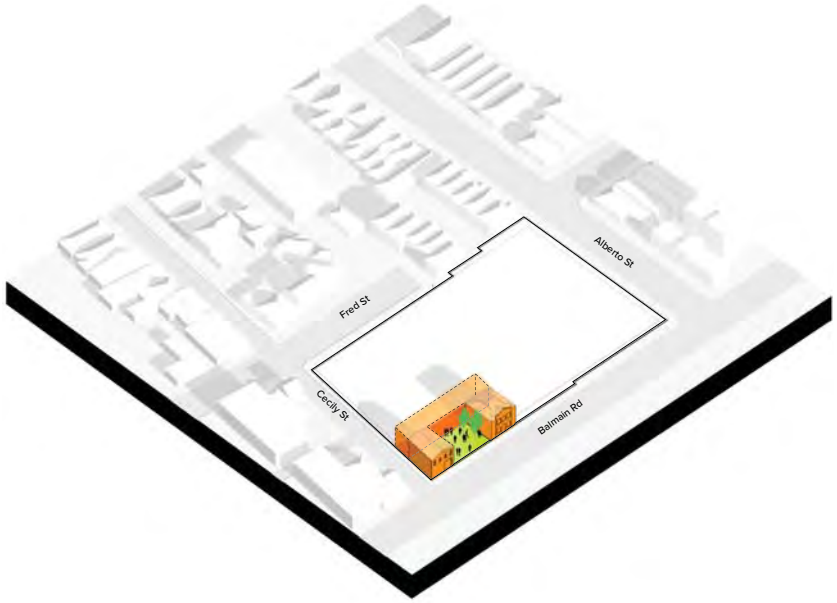
Retain Character Buildings

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



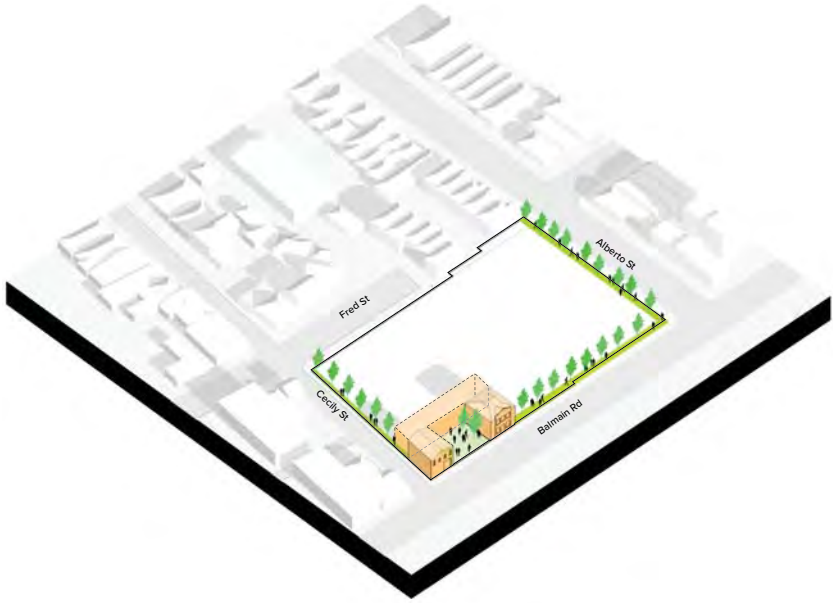
Community Plaza

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



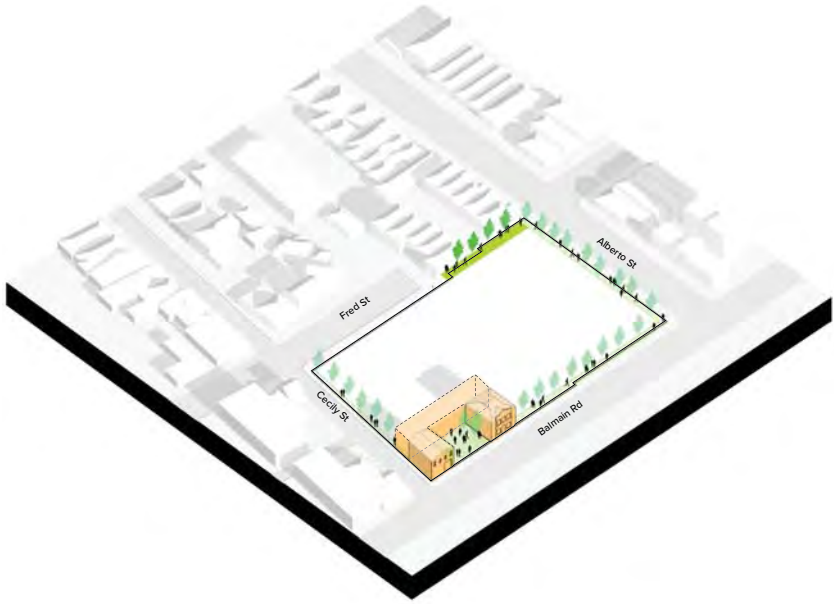
Creative Hub

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



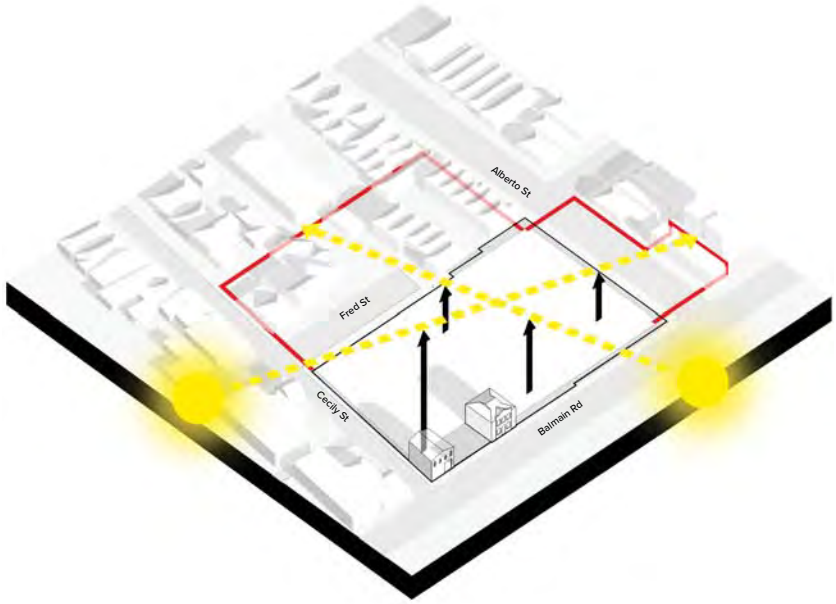
Widen Footpaths

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



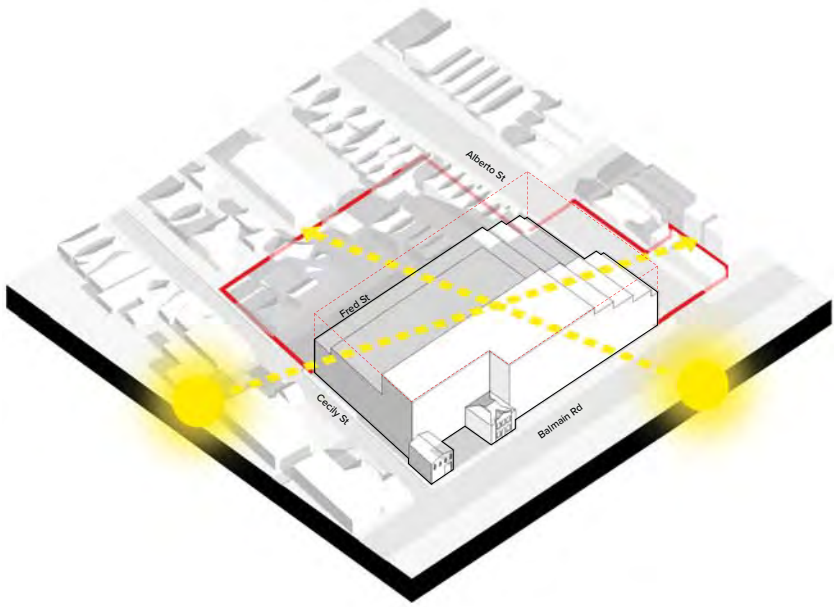
Fred St Pedestrian Link

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



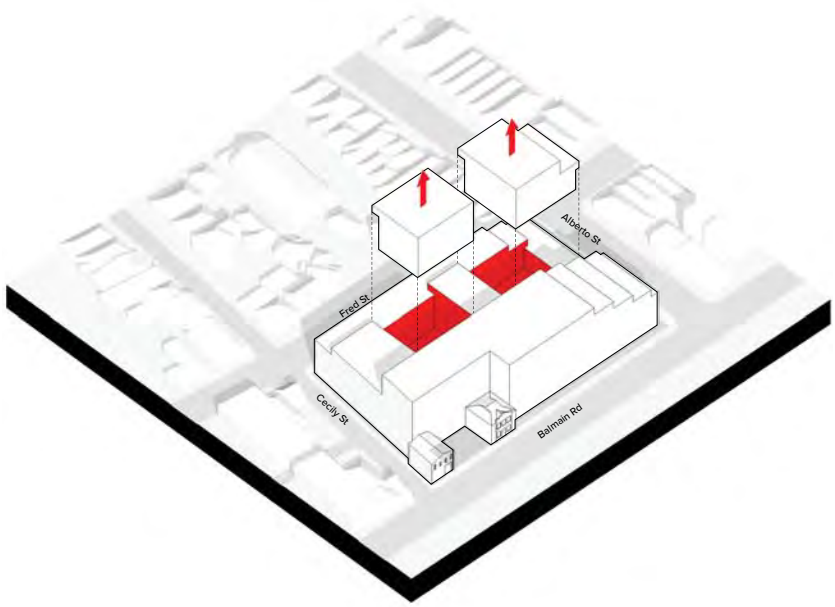
Solar Amenity

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



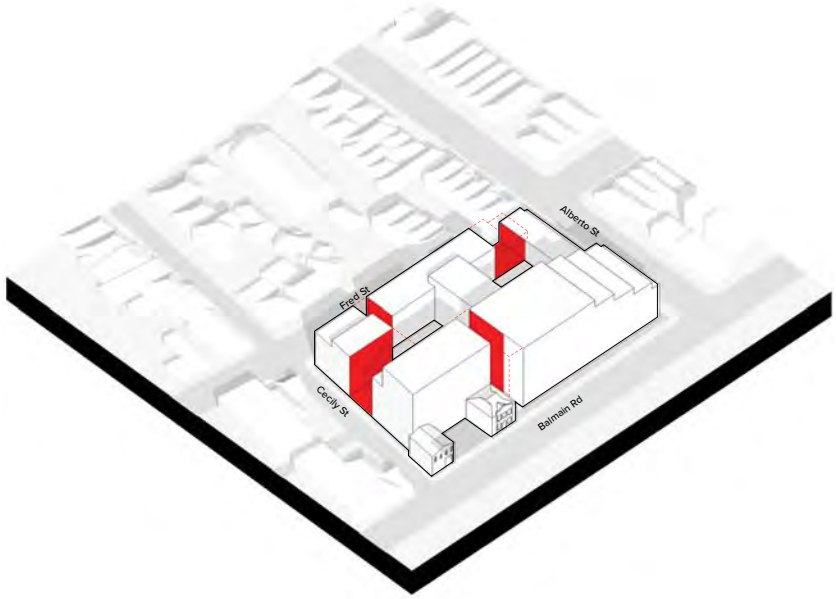
Solar Envelope

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



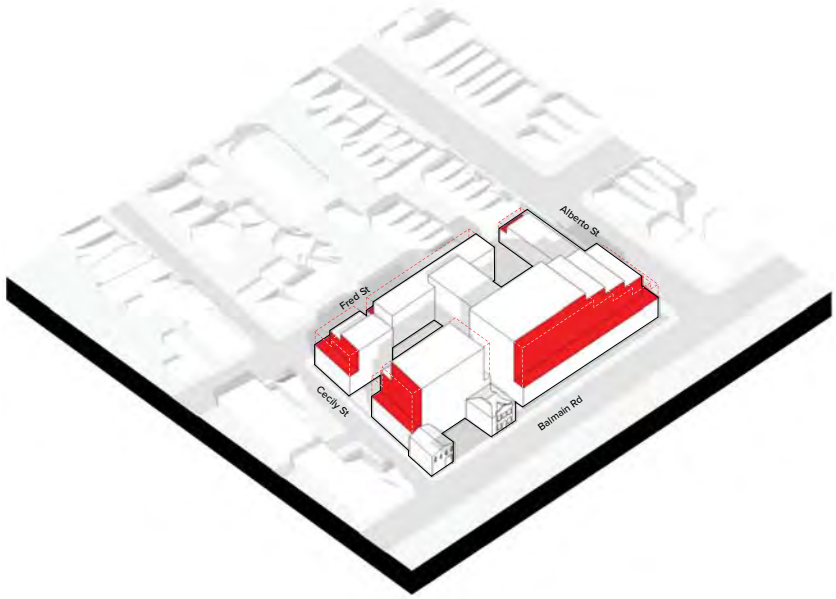
Communal Courtyards

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



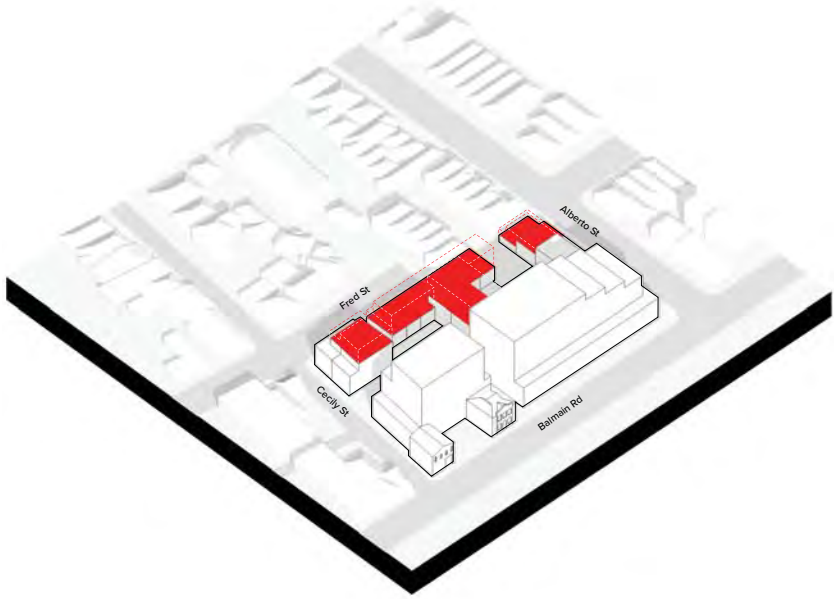
Smaller Building Blocks

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.



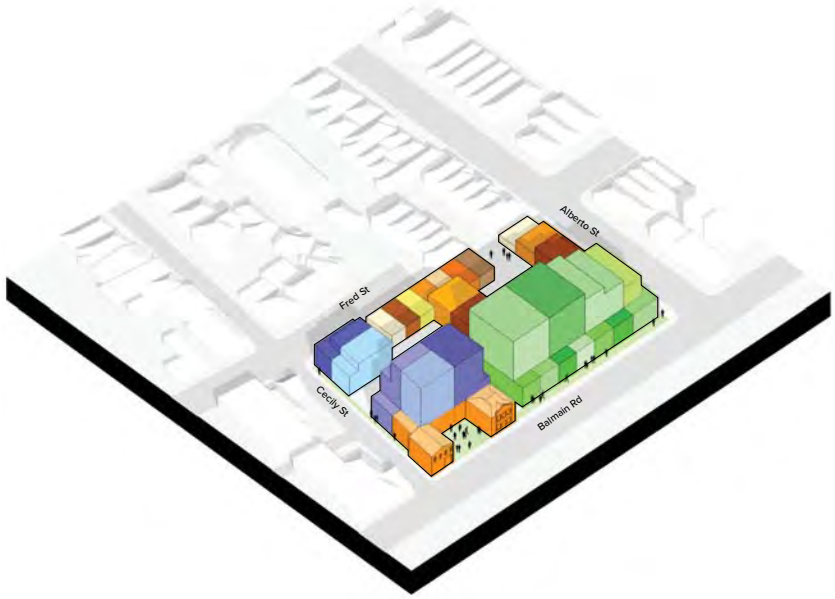
Human Scale

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



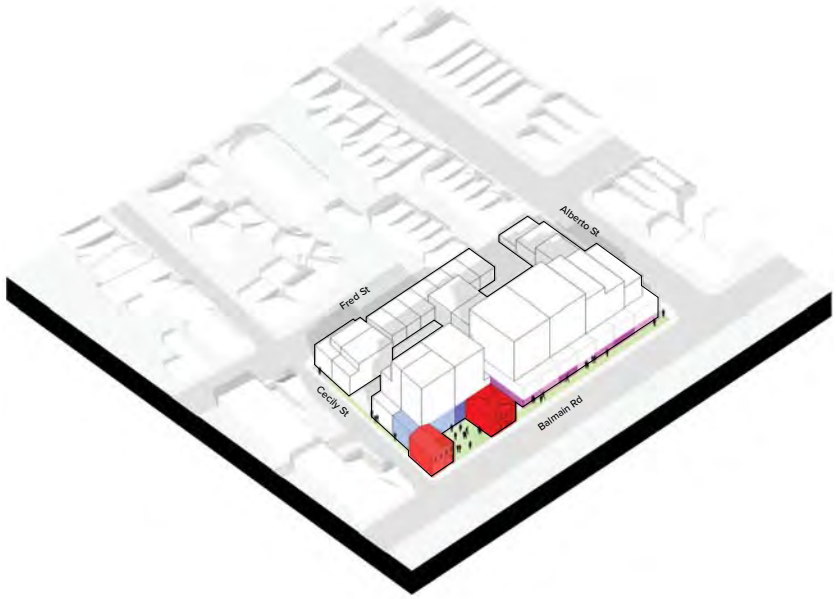
Fred St Transition

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



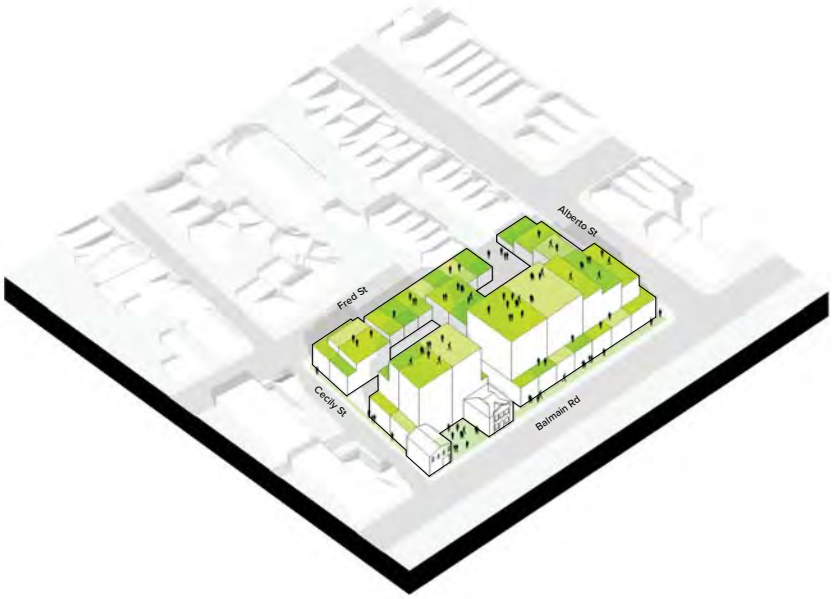
Fine Grain

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

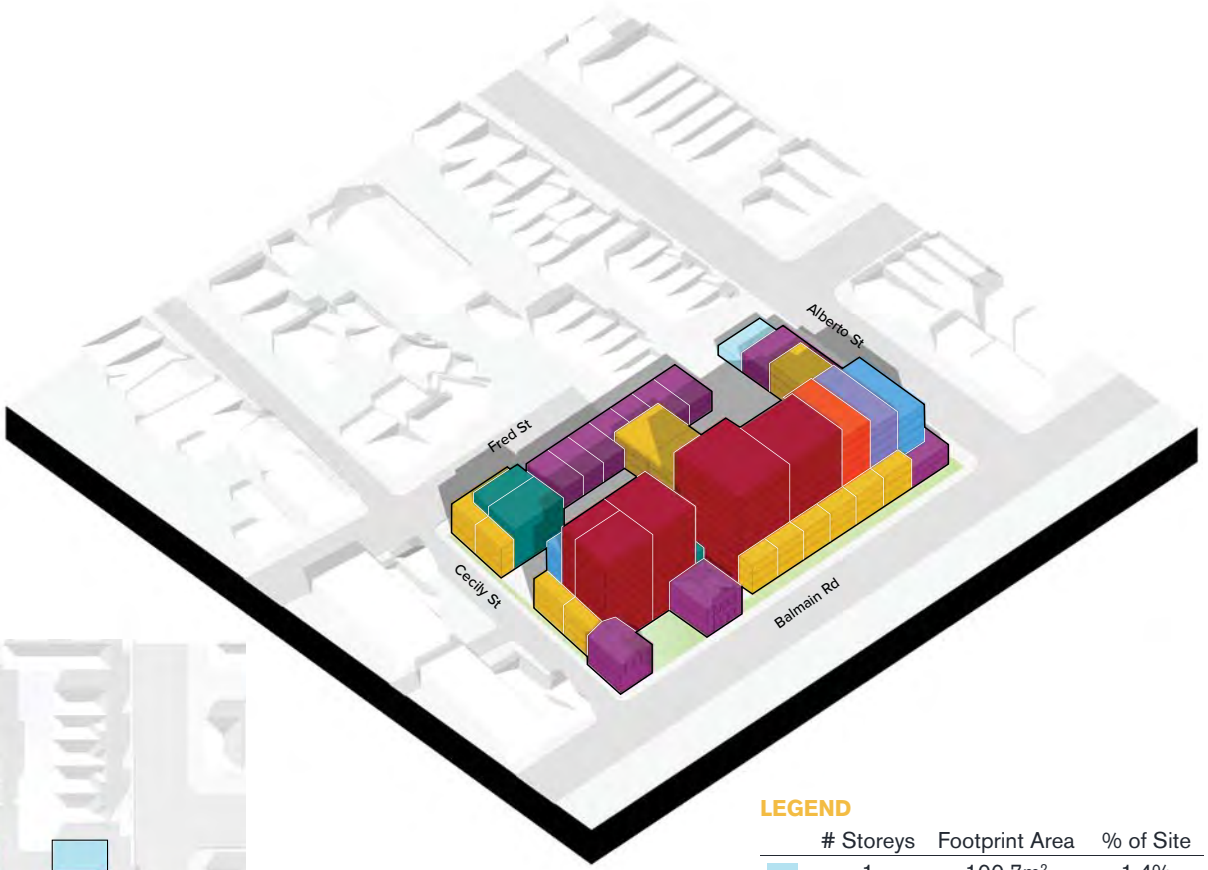
The project may provide green roofs, walls and other sustainability features for the benefit of residents, visitors and planet.

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.

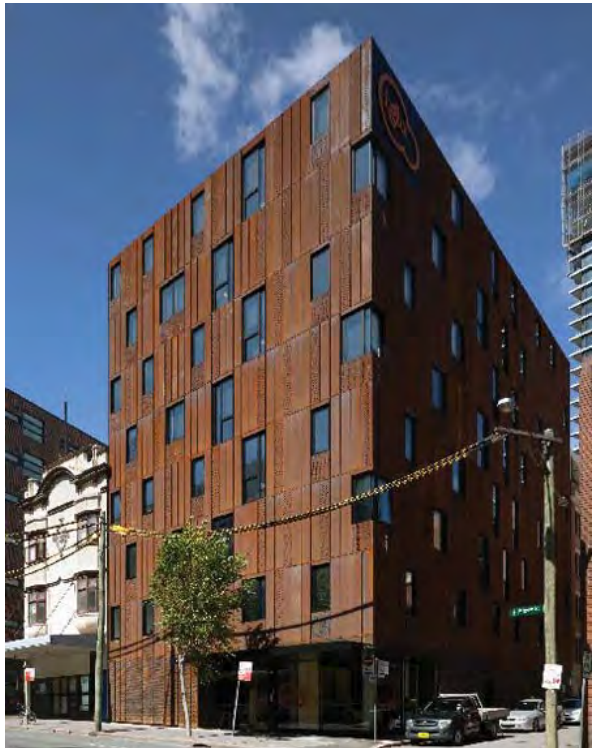


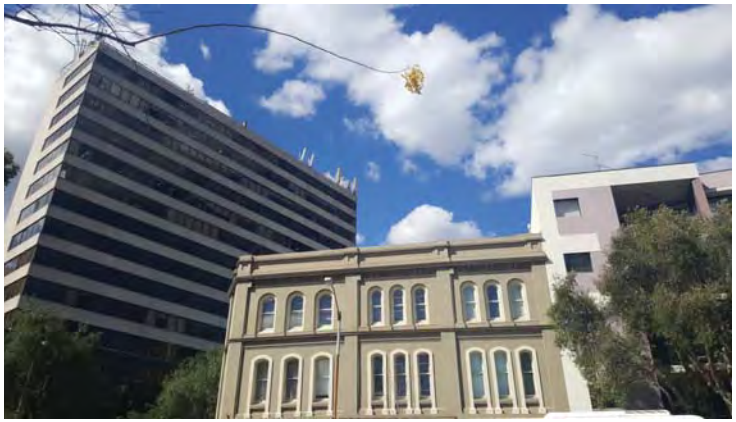
29%
OF THE SITE IS
1-3 STOREYS

ONLY
15%
OF THE SITE IS
9 STOREYS

LEGEND

	# Storeys	Footprint Area	% of Site
	1	100.7m²	1.4%
	2	1050.8m²	15.2%
	3	856.8m²	12.4%
	4	289.2m²	4.2%
	6	323.3m²	4.2%
	7	281.2m²	4.1%
	8	168.1m²	2.4%
	9	1053.8m²	15.3%






Auction
SOLD

05 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.


Before


After


Before


After


Before


After


Before


After


Before


After

Cecily St


Before


After

Balmain Rd


Before


After


Before


After


Before


After

Alberto St

Before

After

Alberto St


Before


After

06 Technical Analysis

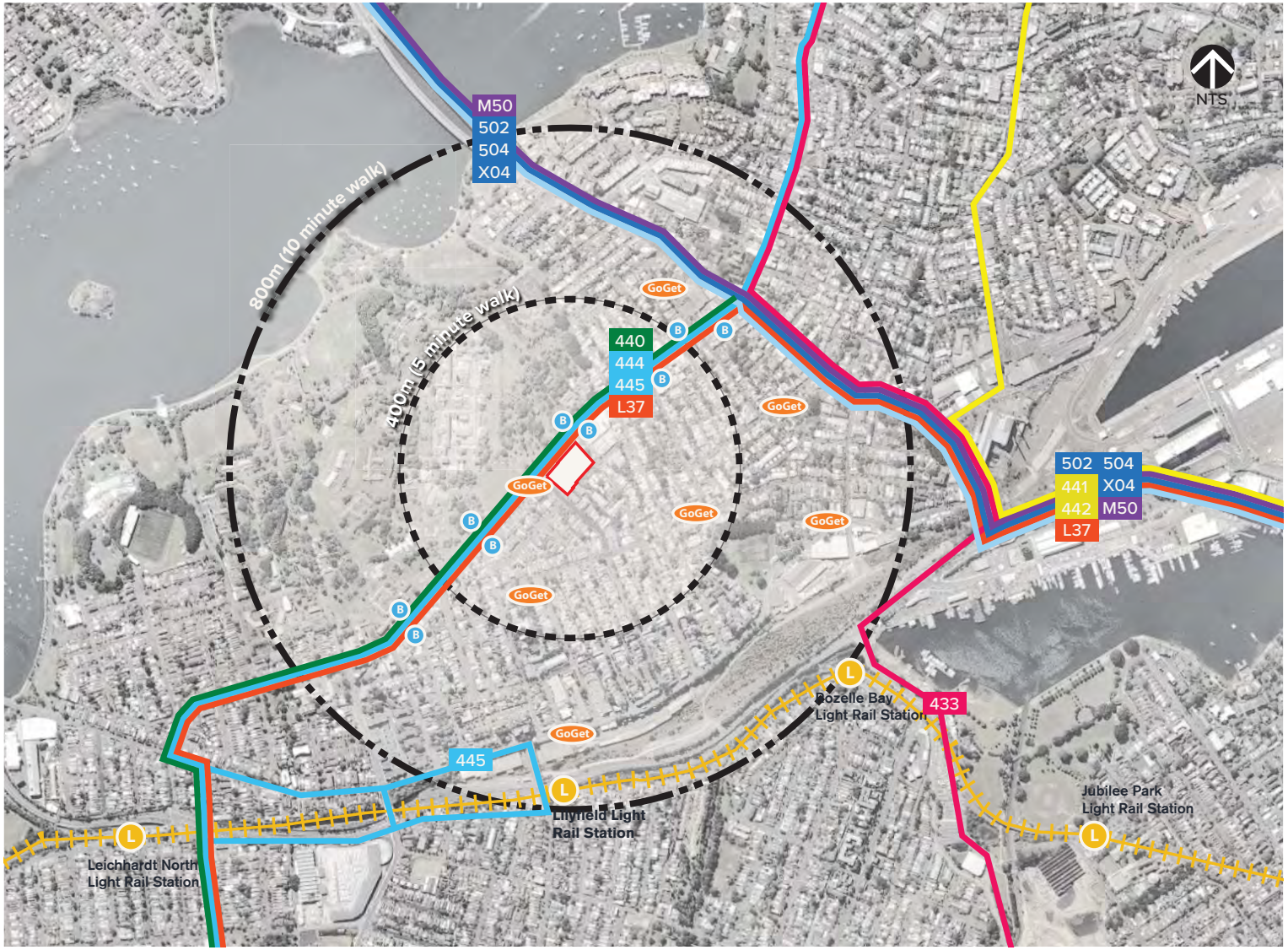
Design Excellence

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.

Transport and Accessibility

Legend

- Site
- 5 minute walk
- 10 minute walk
- Light Rail
- Bus Stop
- Light Rail Station
- GoGet Carshare
- Bus Route

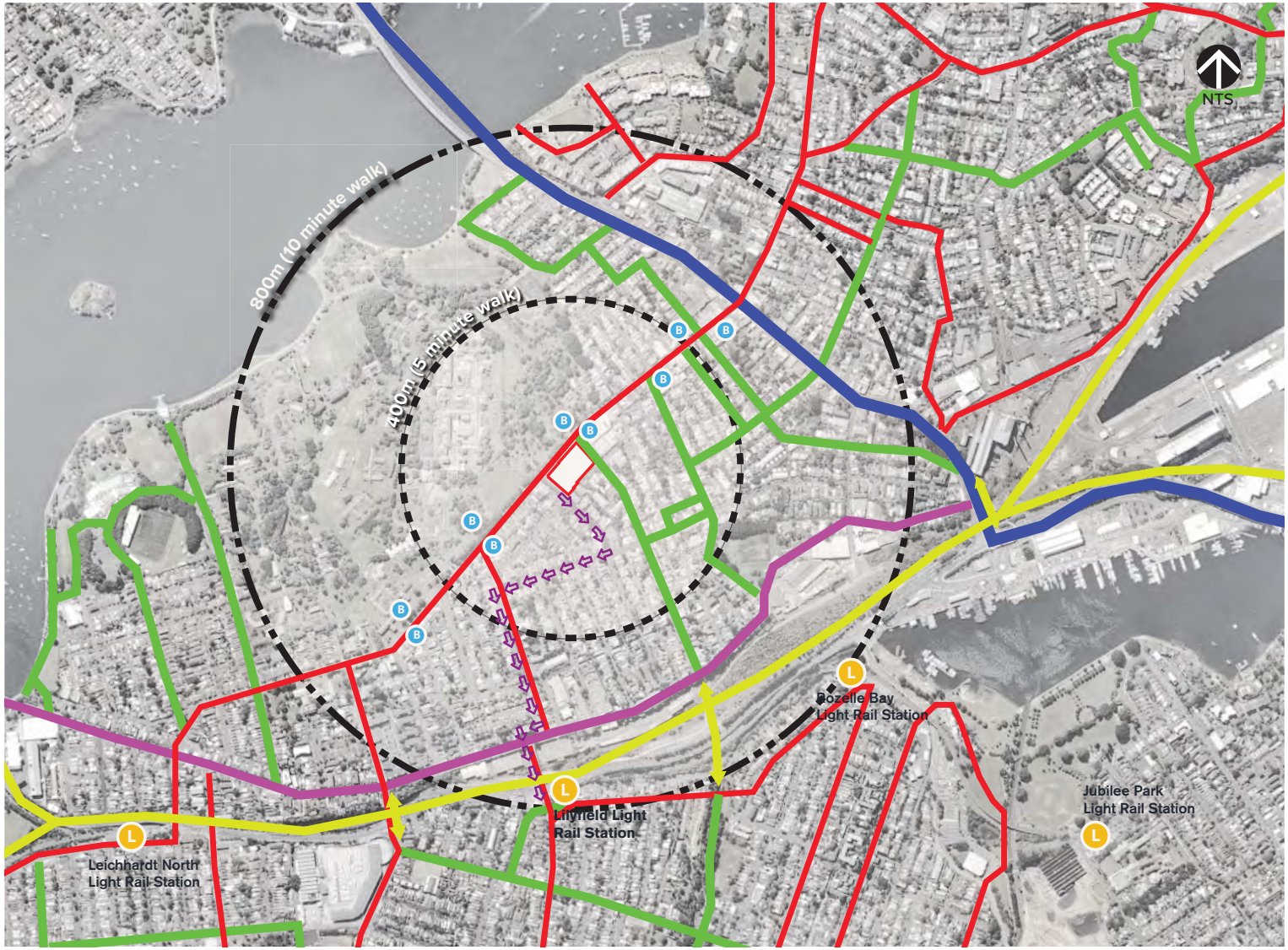


Public Transport / CarShare

Transport and Accessibility

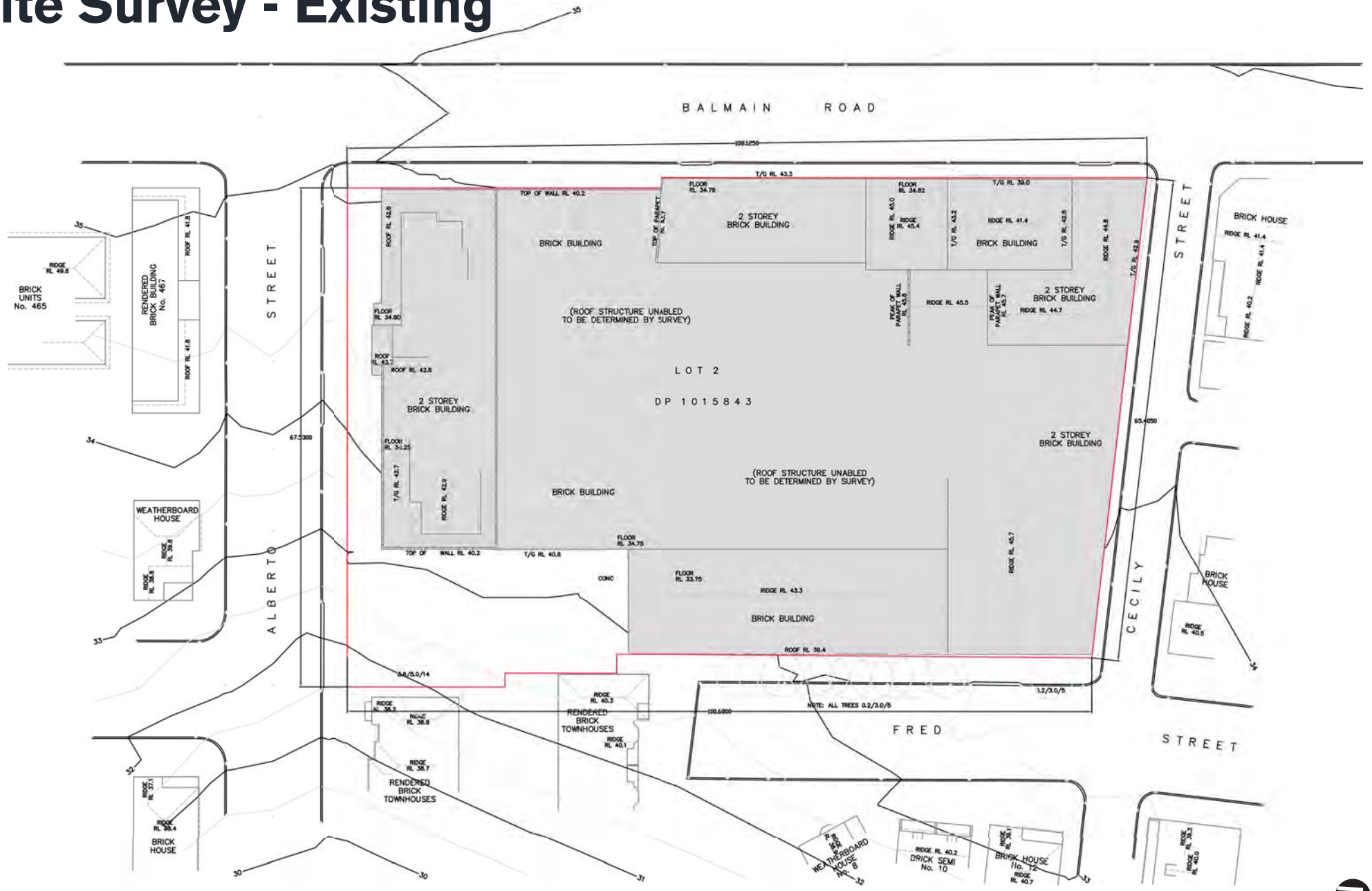
Legend

- Site
- 5 minute walk
- 10 minute walk
- RTA Links - On Road
- RTA Links - Shared Path
- Strategic Links - On Road
- Local Links - On Road
- Proposed Cycling Route
- Bus Stop
- Light Rail Station
- Pedestrian Path (750m to Light Rail Station)



Cycle Network and Pedestrian Routes

Site Survey - Existing



Site Survey - Proposed Concept

Key Elements

Legend

- Retained character building elements
- 3.60m (1 storey)
- 6.60m/7.00m (2 storeys)
- 9.60m/10.30m (3 storey)
- 12.30m (4 storey)
- 19.30m (6 storey)
- 22.30m (7 storey)
- 25.30m (8 storey)
- 28.30m (9 storey)
- Widened footpath zone\ Through site link
- Plaza
- Blank wall/ Detail design solution

Site Survey - Proposed Front Setback

Key Elements

Legend

- Setback 1.8m
- Setback 3.0m
- Setback 12.5m
- Setback 1.5m
- Setback 1.0m
- Setback 3.5m
- Setback 3.8m
- Setback 2.4m

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Art Haus

Landscape Concept

Legend

Public Realm

1 - Street Trees Planting

2 - Plaza

3 - Widened Footpath Zone

Private Realm

4 - Communal Courtyards

5 - Roof Gardens

- Contour Intervals 0.5m

SCALE 1:500 0m 10m 20m

NTS

Illustrative Elevations and Cross Sections

Balmain Road Elevation

Fred Street Elevation

20m

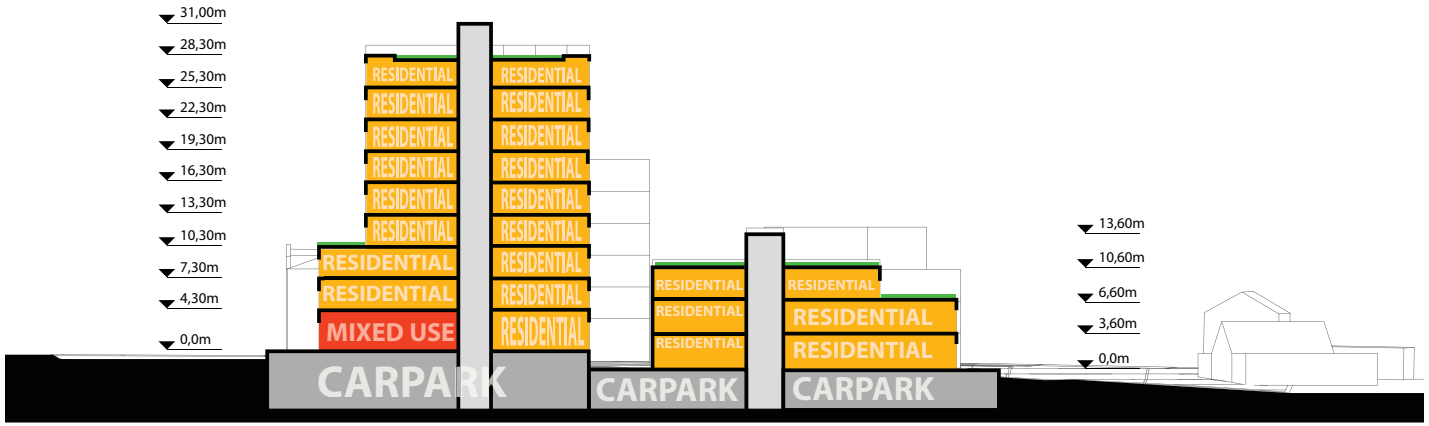
Illustrative Elevations and Cross Sections

Cecily Street Elevation

Alberto Street Elevation

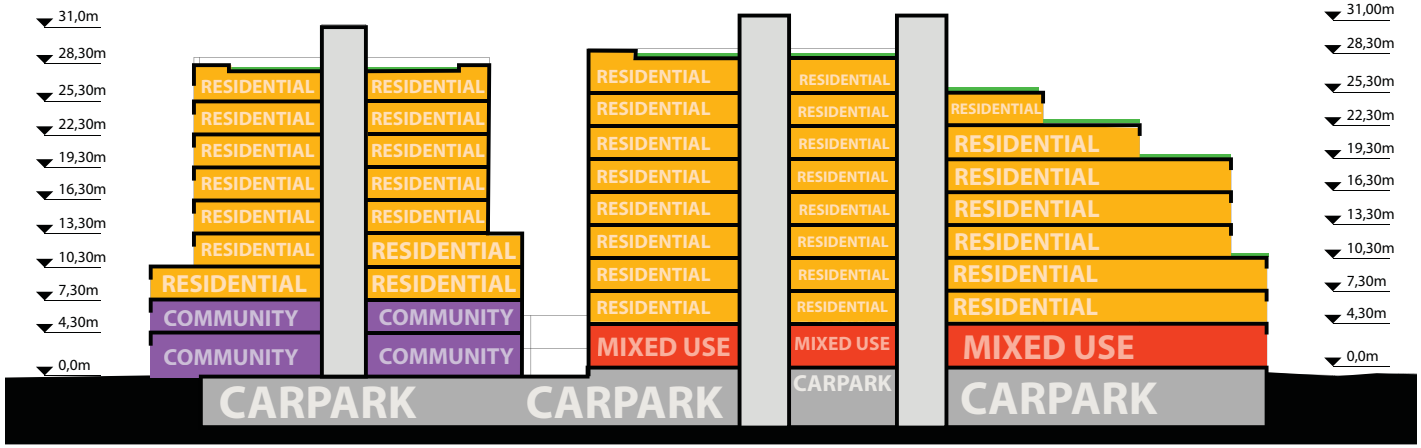
1:500 0m 10m 20m

Illustrative Elevations and Cross Sections



Section AA

Legend



Section BB

SCALE 1:500 0m 10m 20m

Indicative Floor Plan

Ground Floor

Development Yields Analysis

Land Use	Sqm		
Site Area	6,824		
01 - Residential GFA	14,042	170 apartments	
02 - Creative Uses	400		
02.1 - Art Galleries		400	
03 - Adaptable Floor Space	1,116		
03.1 - Artistic Studio		160	
03.2 - Start Up Workspace		316	
03.3 - Cafe		100	
03.2 - Creative-Sector Retail		540	
Total GFA	15,558		
Total GBA	20,950		
FSR	2.28 : 1		

Apartments mix		
24%	1 bed	42
46%	2 bed	78
30%	3 bed	50
	TOT	170

FLOOR AREAS GFA	Cnr Balmain Rd - Alberto St	Cnr Balmain Rd - Cecily St	Cnr Cecily St - Fred St	Middle of Fred St	Cnr Alberto St - Fred St		TOTAL
Level 9	501	324					
Level 8	636	324					
Level 7	771	324					
Level 6	899	432					
Level 5	899	432					
Level 4	899	480	163				
Level 3	1,245	542	250	216	95		
Level 2	1,245	542	250	593	215	182	
Level 1	1,245	542	250	593	288	182	
Total (m2)	8,341	3,938	913	1,403	598	364	15,558

*** 2 level apartment**

NTS

SCALE 1:500 0m 10m 20m

Indicative Floor Plan

Upper Levels

The Apartment Design Guide advises “apartment mix refers to the percentage of apartments with different numbers of bedrooms in a development. The number of bedrooms is directly related to floor area which in turn determines the yield that can be generated on the site. A mix of apartment types provides housing choice and supports equitable housing access. By accommodating a range of household types, apartment buildings support the needs of the community now and into the future. This is particularly important because apartment buildings form a significant and often long term part of the urban fabric.”

Based on the proposed context-responsive envelopes, the preliminary concept design provides for approximately 14,042m2 of residential gross floor area (GFA), which will generally achieve approximately 170 apartments based on an average apartment size of 80sqm.

The indicative floor plan for an ‘’upper level’’ (opposite) illustrates one way the ADG intent to accommodate a mix of dwelling types is achieved. A mix of one bedroom (24%), two bedroom (46%) and 3 bedroom (30%) apartments is proposed within the development. This broad mix of dwelling types will facilitate an inclusive community of people including singles, couples, families and retirees. The nominated apartments are also typically larger than the minimum ADG requirements reflecting the design quality of Art Haus.

At this early stage of the PP process, preliminary illustrative internal apartment layouts have been prepared to also demonstrate consistency with the ADG.

With the massing of the proposal likely to evolve through the planning process and community engagement, further detail design will be undertaken at the appropriate time.

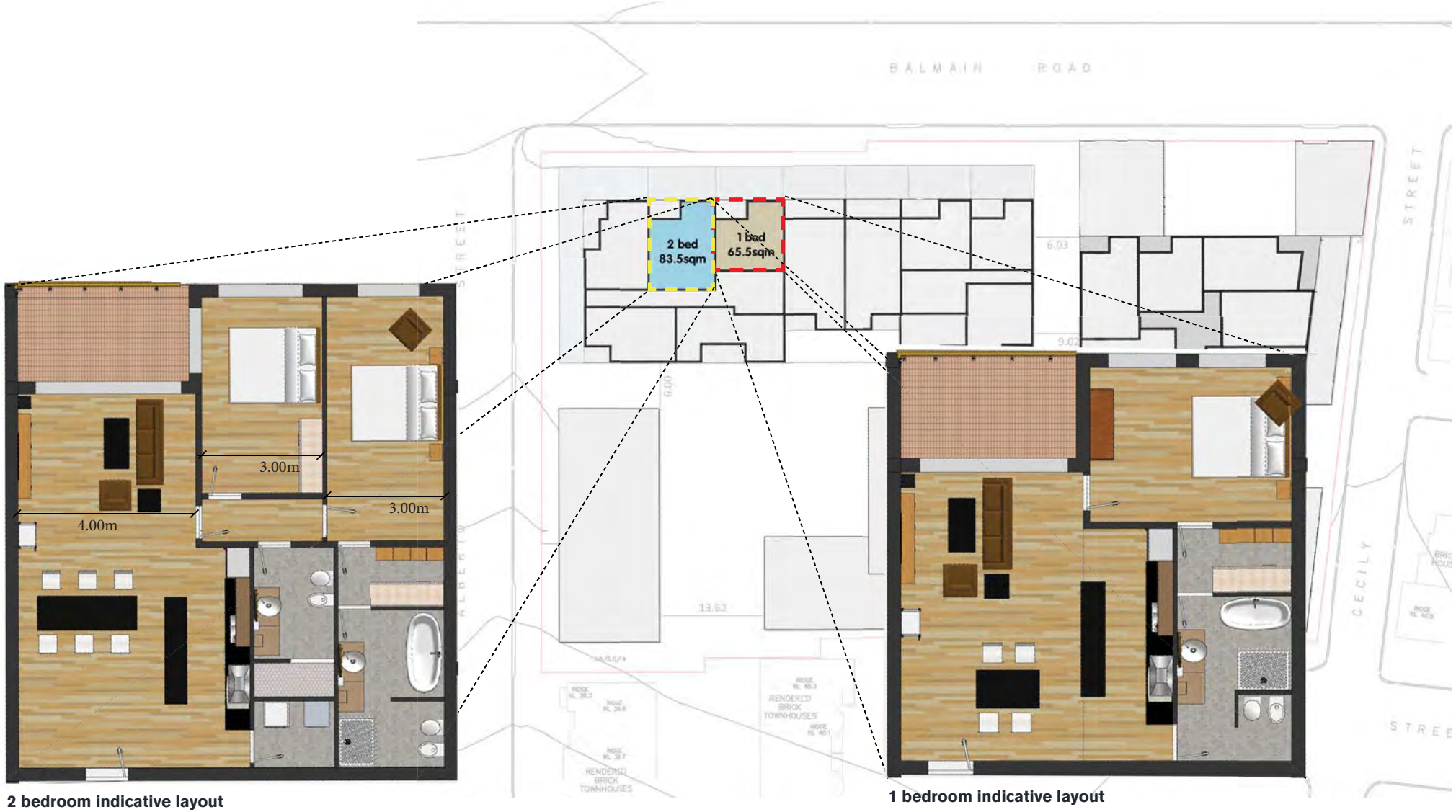
*** 2 level apartment**

NTS

SCALE 1:500 0m 10m 20m

Indicative Floor Plan

1 and 2 bedroom indicative layouts



2 bedroom indicative layout

1 bedroom indicative layout

NTS

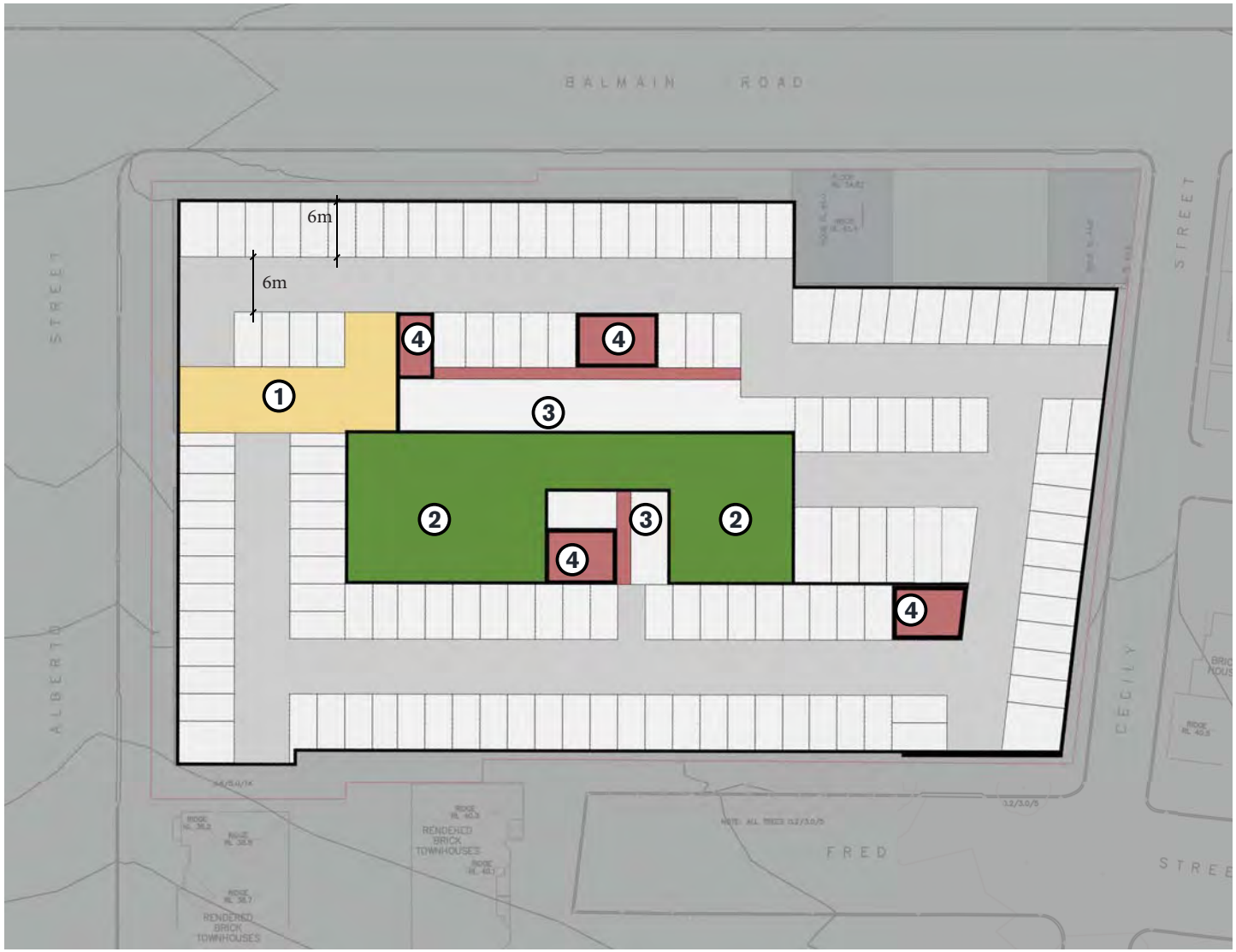
SCALE 1:500 0m 10m 20m

Indicative Floor Plan

Carparking

Legend

1. Access Ramp
2. Deep Soil
3. Common Areas (Bike parking, Storage, Bins)
4. Lift and Stair Areas



Note: 2 Levels of basement parking is provided on site with approximately 130 bay parking each floor.

NTS

SCALE 1:500 0m 10m 20m

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RD great places

Art Haus

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.

Criteria	Requirement	Response
Developing the Controls		
2A Primary Controls	Demonstrate context responsiveness	Compliant – Proposal demonstrates context responsive design process responding to local context and solar amenity to generate building envelopes.
2B Building Envelopes	Carefully test primary controls	Compliant – In preparing the Planning Proposal three alternate concepts were tested. The submitted concept optimises the concept's contribution to the local context, public and commercial feasibility
2C Building Height	Site specific building envelopes	Compliant – A variety of building heights have been proposed synthesising solar amenity, solar envelope, adjoining streetscape character and built form, and desire to create a quality pedestrian experience and human scale.
2D Floor Space Ratio	Floor space ratio aligns with desired density and provides opportunity for articulation	Compliant – The proposed FSR is a by-product of a context responsive design process providing the desired density and significant opportunity for building articulation.
2E Building Depth	10 – 18m for adequate daylight and natural ventilation. Greater building depths with increased building articulation, perimeter wall depth and where higher ceilings provided (e.g. building reuse).	Compliant – Proposed buildings fronting Alberto St, Cecily St and Fred St have apartment building depths ranging between 10m to 18m. The major apartment building fronting Balmain Rd has a depth of 25m to 1) accommodate deeper adaptable ground floors on the ground and first floor to allow other uses to evolve over time 2) take advantage of the Callan Park amenity whilst optimising the floor plate to facilitate a variety of quality apartment types through the detail design process including 'up and over' apartments 3) to facilitate increased building articulation to create a fine-grain building mass.
2G Street Setbacks	Determine street setback controls relevant to desired streetscape character, including increased setbacks where street or footpath widening is desired.	Compliant – Except for a building setback on Alberto Street for the at-grade car park, the existing building has zero front setbacks to Balmain Rd, Cecily St and Fred St. With extensive blank walls, the existing building does not positively contribute to the adjoining streetscape character. The proposed front setbacks will enhance the character of the adjoining streetscape and improve the pedestrian experience. On Balmain Rd the buildings are setback 1.8m to 3m to create a widened footpath and improved main street experience. On Cecily St the buildings are setback 1.5m to widen a very narrow footpath and improve pedestrian flows. On Fred St and Alberto St, the buildings are setback between 1.0m and 3.8m to create an appropriate transition to the adjoining streetscape and improve pedestrian connections. In addition, the proposed active facades will improve the sense of safety, comfort and delight.
2H Side and rear setbacks	NA	NA - The site forms a complete urban block and therefore does not have any side or rear setbacks.

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.

Criteria	Requirement	Response
Sitting the Development		
3A Site analysis	Site analysis demonstrates decisions have been based on local opportunities and surrounding context	Compliant – The design sequence diagrams in the Planning Proposal demonstrate decisions have been based on local influences.
3B Orientation	Buildings respond to streetscape and solar amenity.	Compliant – Buildings envelopes address the street and also ensure existing solar amenity of surrounding properties is not adversely impacted upon. This is explained further in the Solar Analysis.
3C Public Domain Interface	Transition between private and public domain is achieved without compromising safety and security.	Compliant – The existing buildings on-site largely present blank walls of approximately 9.55m to the adjoining public realm. The blank walls are not conducive to safety. The proposal significantly improves the transition between the private and public realm. Balmain Rd will become a vibrant commercial street at ground level, whilst the other street addresses will be activated by residential dwellings addressing the street.
3D Communal Open Space	Communal open space has a minimum area of 25% of the site area achieving a minimum of 50% sunlight for 2hrs between 9am and 3pm on 21 June.	Compliant – With a site area of 6,825m2 the proposal requires 1,706m2 of communal open space. The proposal provides a total of 4,320m2 of communal open space including 2,615m2 at the ground floor and balance as communal roof gardens. The communal open space receives adequate sunlight.
3E Deep Soil Zones	7 to 15% of site must provide for deep soil with minimum dimension of 6m.	Compliant – The proposal provides 650m2 being 9.5% of the site.
3F Visual Privacy	Minimum separation between windows and balconies is 1 to 4 storeys: 3m – 6m 5 to 8 storeys: 4.5m to 9m 9 storeys plus: 6m to 12m	Compliant – The proposal provides minimum separation for apartment buildings to facilitate compliance during detail design. Where the 'terrace' style buildings address the proposed Fred St thru-site link, internal planning can prevent overlooking of adjoining dwelling
3G Pedestrian Entries	Building entries connect to the public realm, are easy to find and large sites provides key pedestrian links.	Compliant – The proposal provides for direct building entries from the adjoining public realm. Further, the proposal provides a pedestrian link connecting Fred St to Alberto St.
3H Vehicle Access	Vehicle access points are safe and minimise conflict.	Compliant – Vehicle access is limited to the existing access off Alberto Street.

Development Control Plan

Key Elements

The proponent is committed to preparing a detailed, site specific Development Control Plan (DCP) for Art Haus as part of the Planning Proposal process.

At this preliminary stage of the process, key DCP controls include:-

Character Building Elements

- Subject to structural integrity, the intent is to retain the two character 'wing' building elements fronting Balmain Road.

Creative Hub

- A 'creative hub' with a minimum floor space of 400sqm shall be dedicated to creative uses including artist studios, art gallery and creative space.

Public Realm

- A publicly accessible plaza (12.5m x 12.5m min) shall be located between the retained character building elements fronting Balmain Road.
- A pedestrian and cycle link connecting Fred Street and Alberto Street shall be located along the southern site boundary (1m min width).
- New buildings fronting Balmain Road, Cecily Road and Alberto Street shall be setback 1.5m min from the existing property boundary to widen the footpaths.

Built Form

- New built form shall create at least three individual buildings across the site.
- The building envelope fronting Balmain Road and Cecily Street shall be setback 4m min at the fourth storey.
- The building envelope fronting Alberto Street shall be setback 4m at the third storey.
- The building envelope fronting Fred Street shall be no taller than the existing building, being 9.55m.
- Individual buildings shall be designed as a series of vertical elements to create a fine-grain built form to contribute to the character of the area.
- New buildings fronting Balmain Road shall be designed with adaptable ground floors with a floor-to-ceiling height of 4m min.

Sustainability

- Street trees shall be spaced approximately 10m on centre around the site perimeter to address urban heat island and benefit people walking.
- Green roofs and / or solar panels shall be allocated to 25 per cent minimum of the total roof(s) area.
- Residential buildings greater than 6 stories are to meet enhanced BASIX targets of 40% reduction for energy and 60% for water. All other buildings are to comply with BASIX targets.
- Future development applications shall include a 'green travel' plan giving priority to people walking, cycling and using public transport.
- Buildings shall incorporate smart metering for energy efficiency, light fittings and light sensors.
- A non-potable water reticulation system is to be installed.

Parking and Access

- Vehicle access / egress to the site shall utilise the existing driveway access off Alberto Street frontage.
- Subject to an agreed 'green travel' plan, parking rates may be discounted from existing rates to reflect proximity to public transport and other measures (e.g. car share).

Upon completing an updated concept in response to community and government feedback, the above DCP controls will be refined. Obviously, it is not the intent of the DCP to replicate relevant ADG controls.

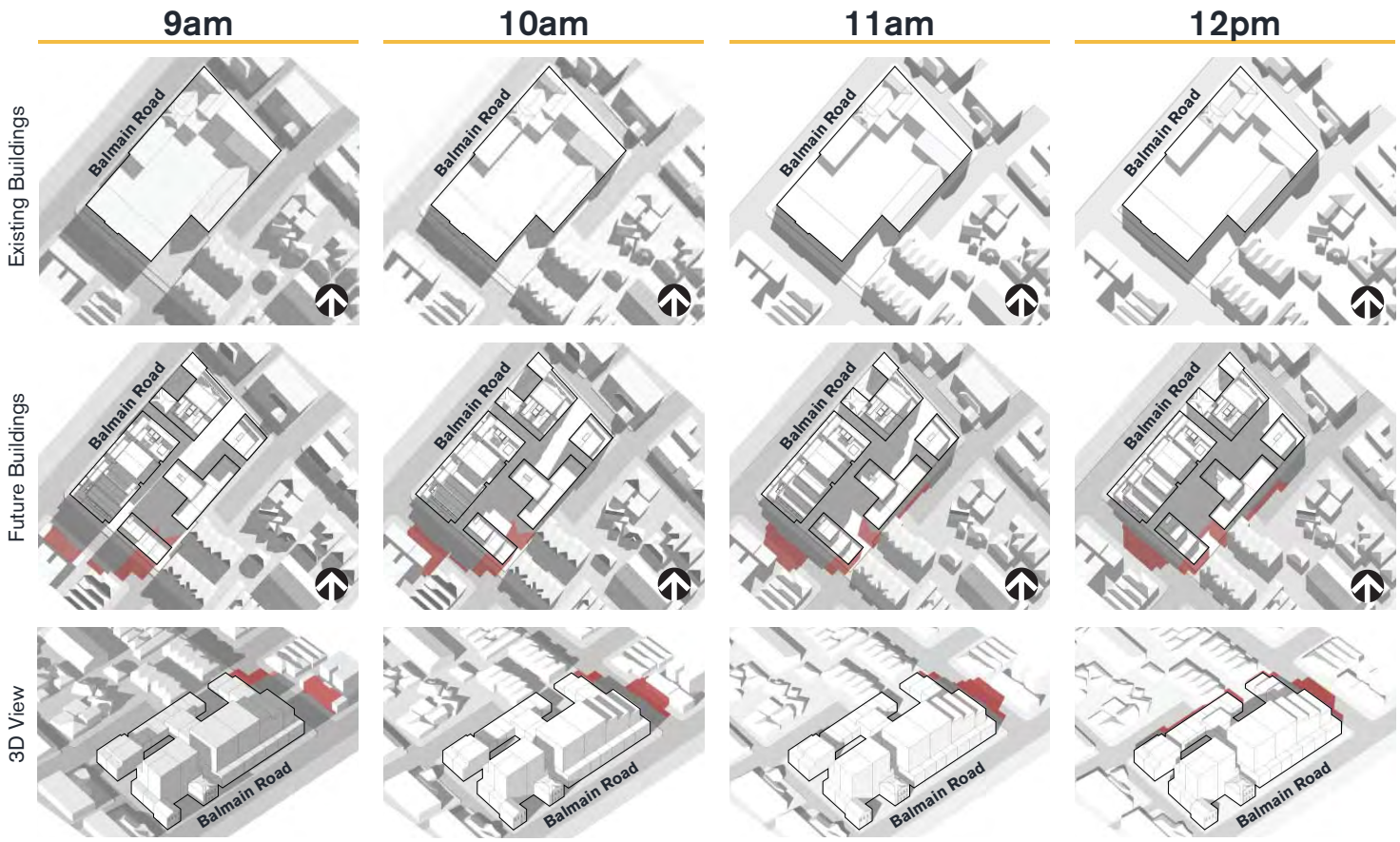
Solar Analysis

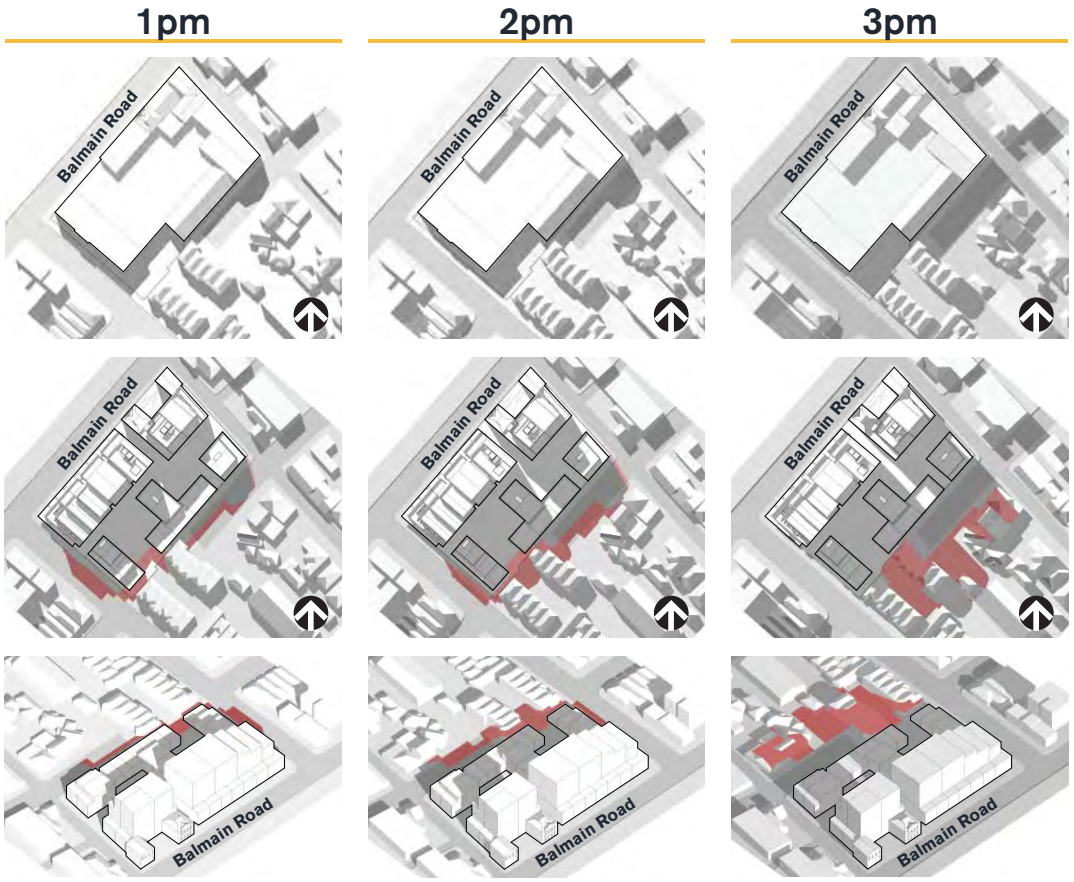
Winter Solstice (21 June)

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 on 21 June , although there is some overshadowing on adjoining properties along Alberto Street, it 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
Balmain Road
Balmain Road
Balmain Road
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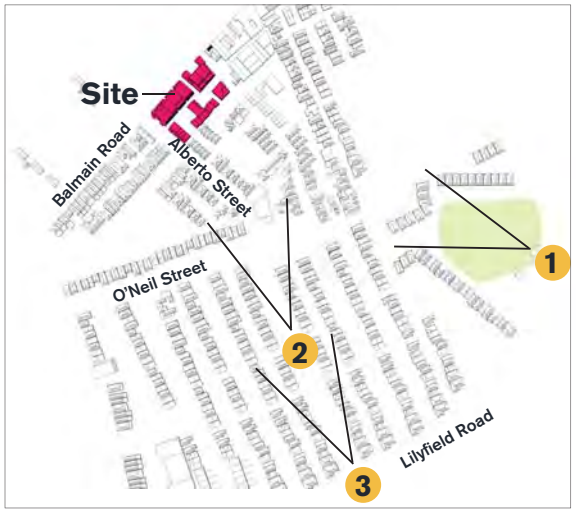
Balmain Road

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


2 Ryan Street


3 Ryan Street

07 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.

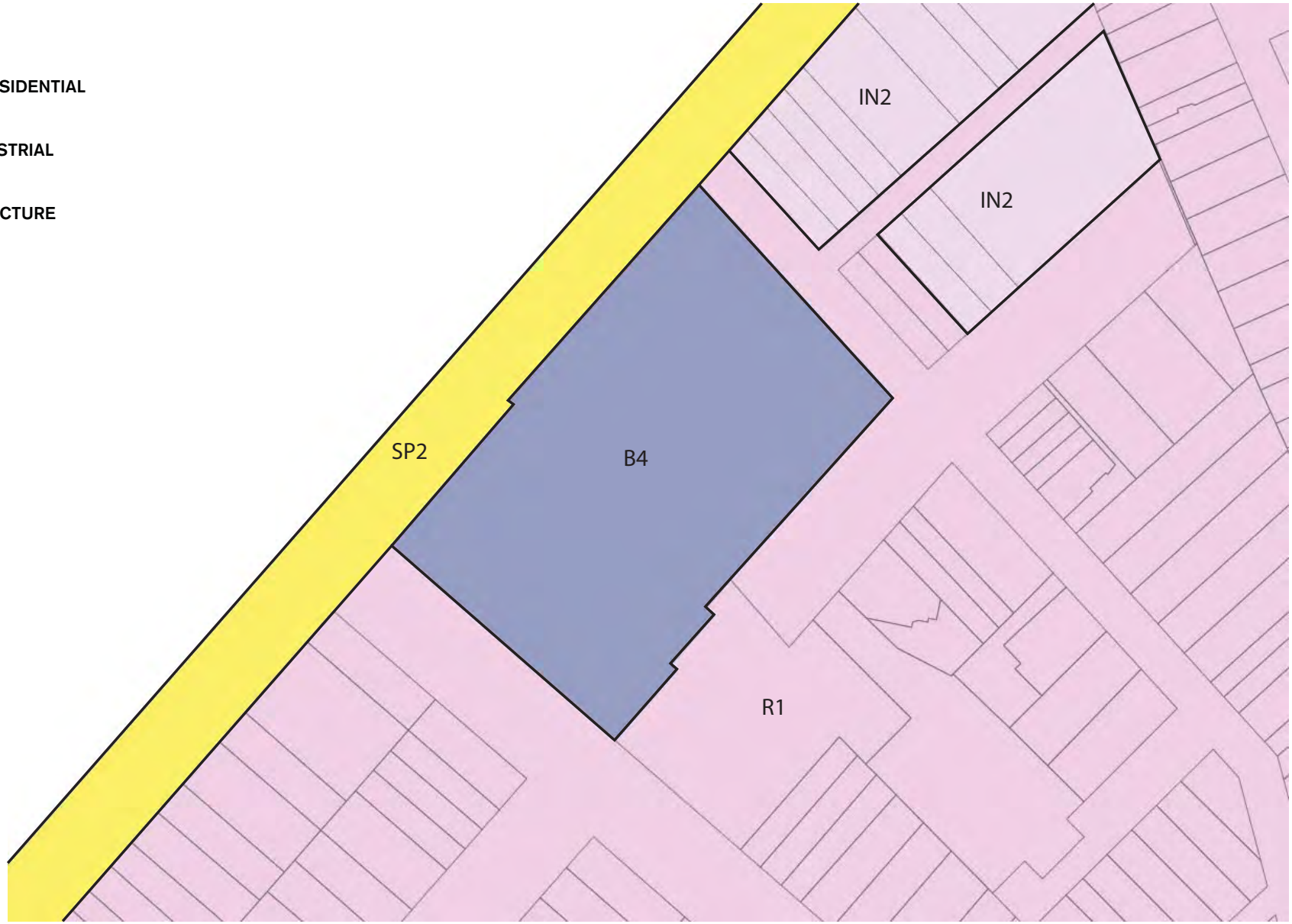
Zoning

B4 MIXED USE

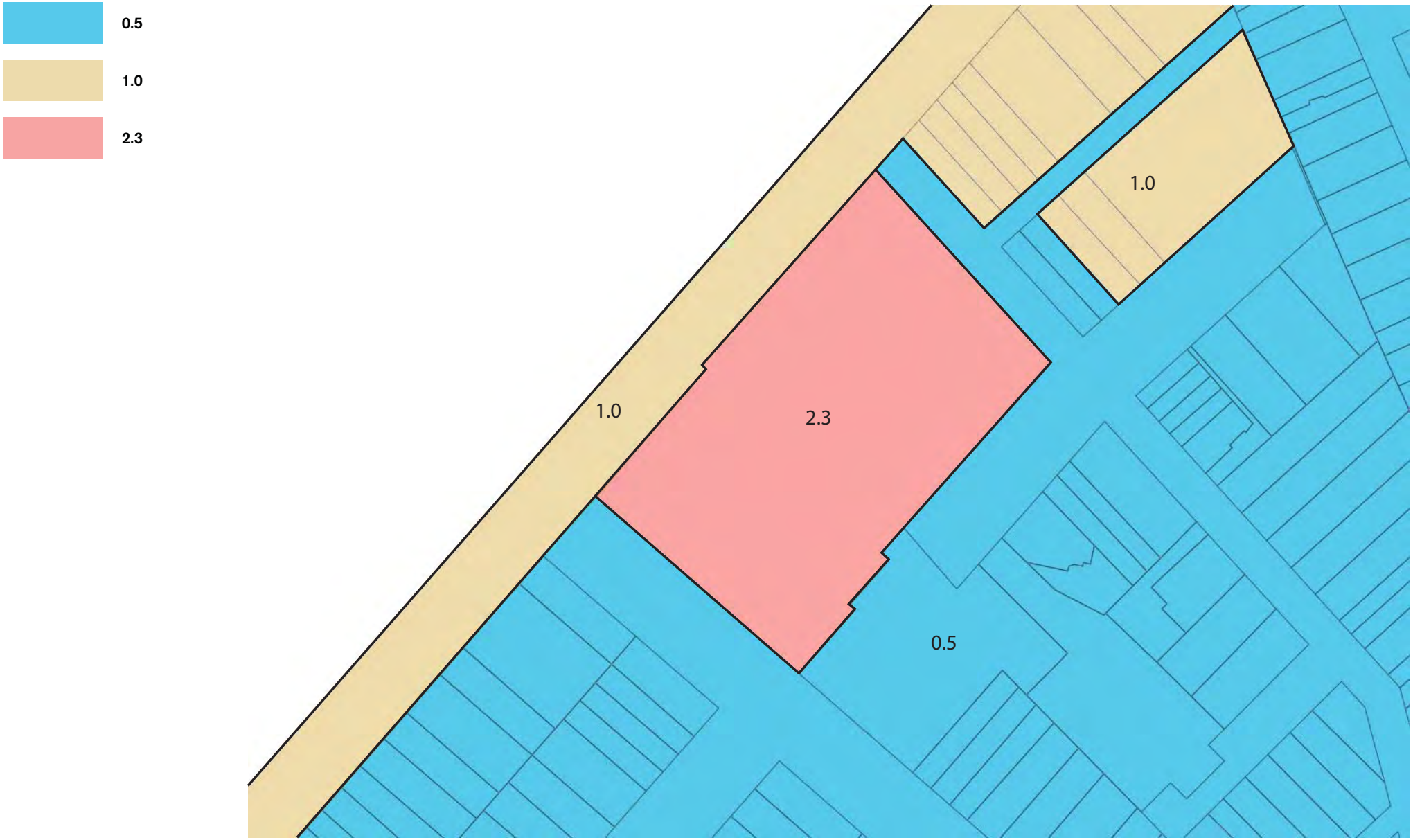
R1 GENERAL RESIDENTIAL

IN2 LIGHT INDUSTRIAL

SP2 INFRASTRUCTURE



Floor Space Ratio



Height of Building

31 METRES

15 METRES