



Art Haus

469-483 BALMAIN ROAD

Supplementary Submission

21 June 2017





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Revised Concept



Overview

In response to feedback received from Inner West Council on 6th June 2017, RobertsDay has revised the design concept for the Planning Proposal for 469 – 483 Balmain Road, Lilyfield.

The revised Proposal retains all of the key features of the submitted concept including affordable housing, public domain improvements, artist studios, retention of character buildings and a sustainability framework able to achieve a 5 star, green star rating.

In addition, the revised Proposal incorporates all of Council's recommendations. Specifically, there has been a significant increase in employment floor space, reduction in maximum building height to 6 storeys and increased setbacks. Further, the revised Proposal demonstrates ADG compliance, acceptable solar / privacy for adjoining neighbours and the possibility for a vertically integrated mixed-use project where conflicts are minimised.

Revised Concept - Summary of Changes

Industrial land and floor space

Council request	Design response
Council supports the retention of a minimum of 6,000m2 for employment uses.	The revised Proposal has 6,000m2 of employment floor space located across the entire ground floor and part of the first floor around the retained character buildings. With generous floor to ceiling heights set by the retained character buildings, the employment floor space is adaptable and flexible.

Height and building envelopes

Council request	Design response
Council will consider a maximum 6 storey building height including both employment and residential uses.	The revised Proposal has a maximum 6 storey height located towards the Balmain Rd frontage. A context responsive building envelope then steps down in height towards the other street frontages including: 2 to 4 stories along Alberto St; 3 to 6 stories along Cecily Street; and, 2 stories along Fred St.
Maximum height controls will be specified for both the employment and residential components.	The revised Proposal vertically integrates employment and residential uses. As such, the proposed maximum height is 6 storeys.
Concept design are ADG compliant and minimise privacy and solar impacts on adjoining properties.	At this stage of the process the Proposal is ADG compliant. Consistent with the original Planning Proposal, the revised Planning Proposal provides adequate solar amenity to adjoining properties. Between 9am and 11am on 21 June, although there is some overshadowing on adjoining properties along Alberto St, it essentially falls onto blank walls, garages and fences. Similarly, properties along Fred St receive fall sunlight during the morning. Whilst there is increased overshadowing in the afternoon it is located with the road and existing built form, rather than private open spaces.
One and two storey residential should be considered nearest to Fred St and Alberto St properties.	It is noted the existing buildings largely present as 3 storey blank walls to the surrounds. Notwithstanding, the revised Proposal presents as two storey buildings to Fred St and Alberto St.
Responding to the above will determine appropriate floor space.	In responding to the above the proposed FSR is 2.54:1. Despite a reduction in building height and residential floor area from the original Proposal, the proposed FSR has increased due to the significant increase in employment floor space requested by Council.

Setbacks

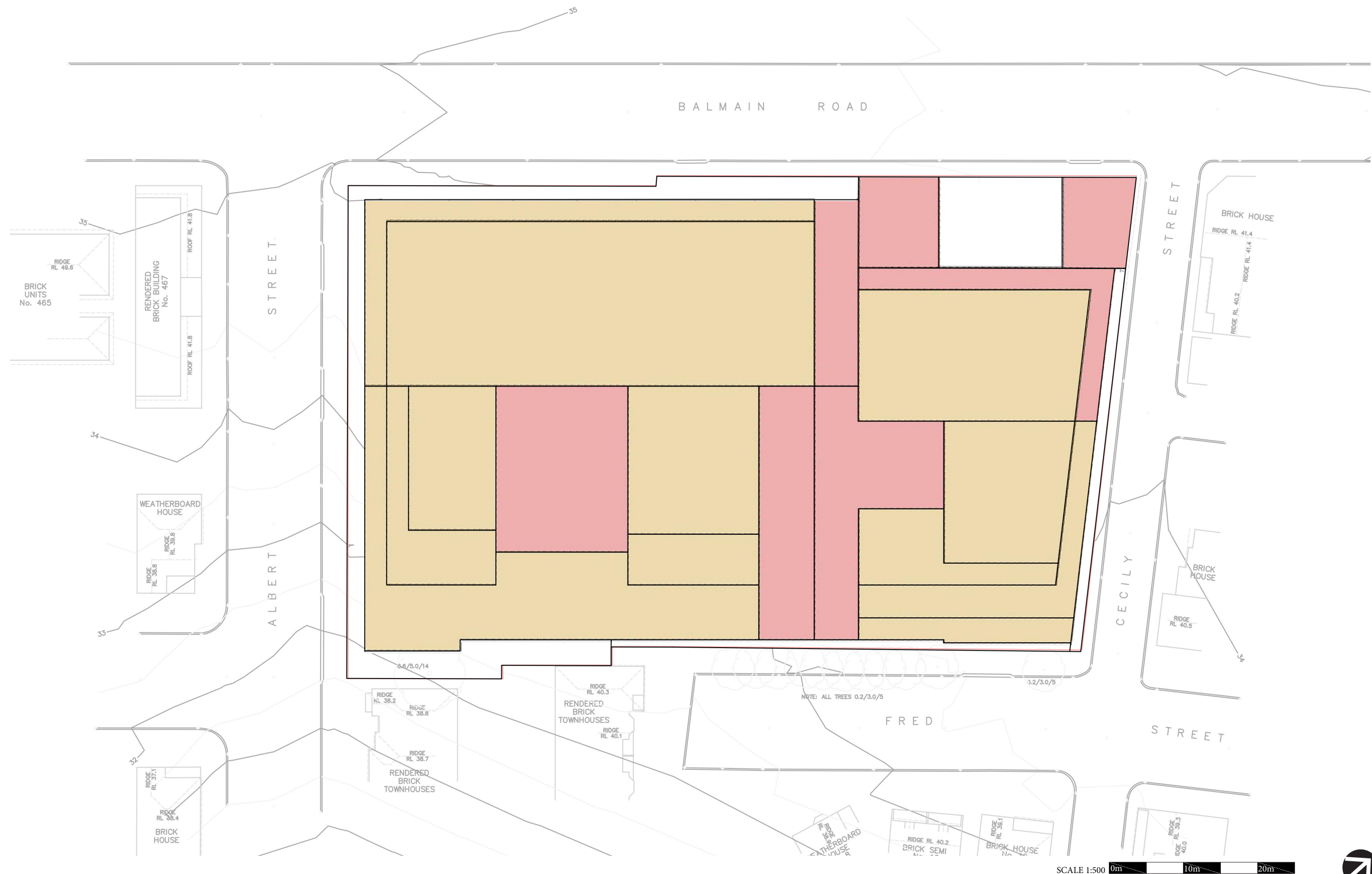
Council request	Design response
Council will consider additional controls for the site such as a minimum residential setback from the eastern boundary in light of the sites interface with other industrial uses.	There are no existing, adjoining land uses to the east that would result in a land use conflict. But, the revised Proposal does provide appropriate horizontal and vertical setbacks to avoid any future conflicts.
The residential component adjacent to the heritage character buildings should be setback further so that the six storey component is not directly adjacent to these buildings to ensure the heritage integrity of these buildings is retained.	It is noted the retained character buildings are not classified as 'heritage'. Notwithstanding, based on Council's advice the residential component has been setback an additional 3m from the retained character buildings.

Other matters

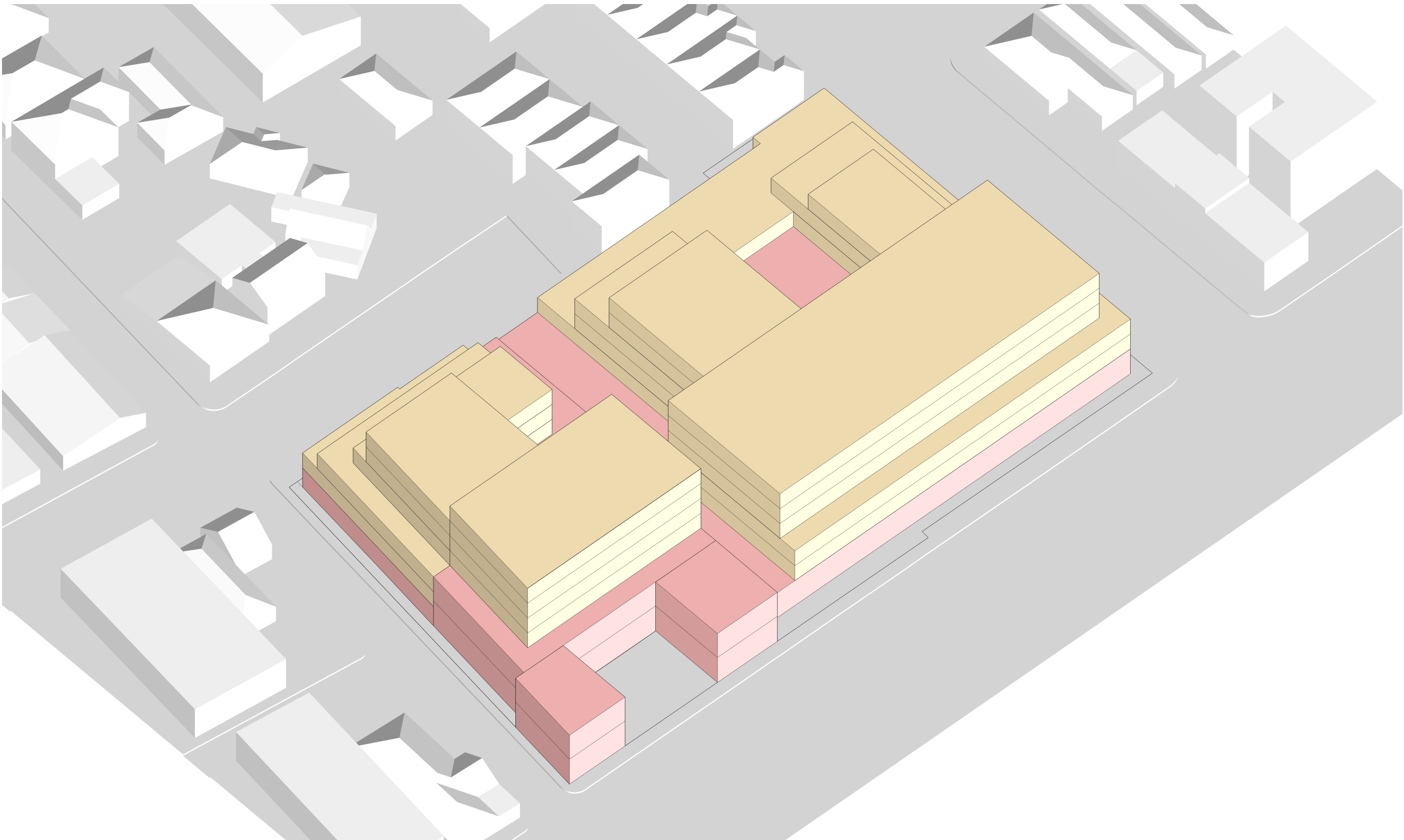
Council request	Design response
Consideration of access / deliveries and floor to ceiling heights.	The revised Proposal provides flexibility for access and deliveries including possibilities from all street frontages (except Balmain Rd). Based on the retained character buildings, a generous ground floor floor to ceiling height will create attractive employment floor space.
Other measures that could be implemented to mitigate land use conflicts within the site include:-	1. Separate street access to residential cores; 2. Smart technology to separate residential and employment access, including parking; 3. Higher acoustic treatment for the slab separating employment and residential components.



Revised Concept - Plan View



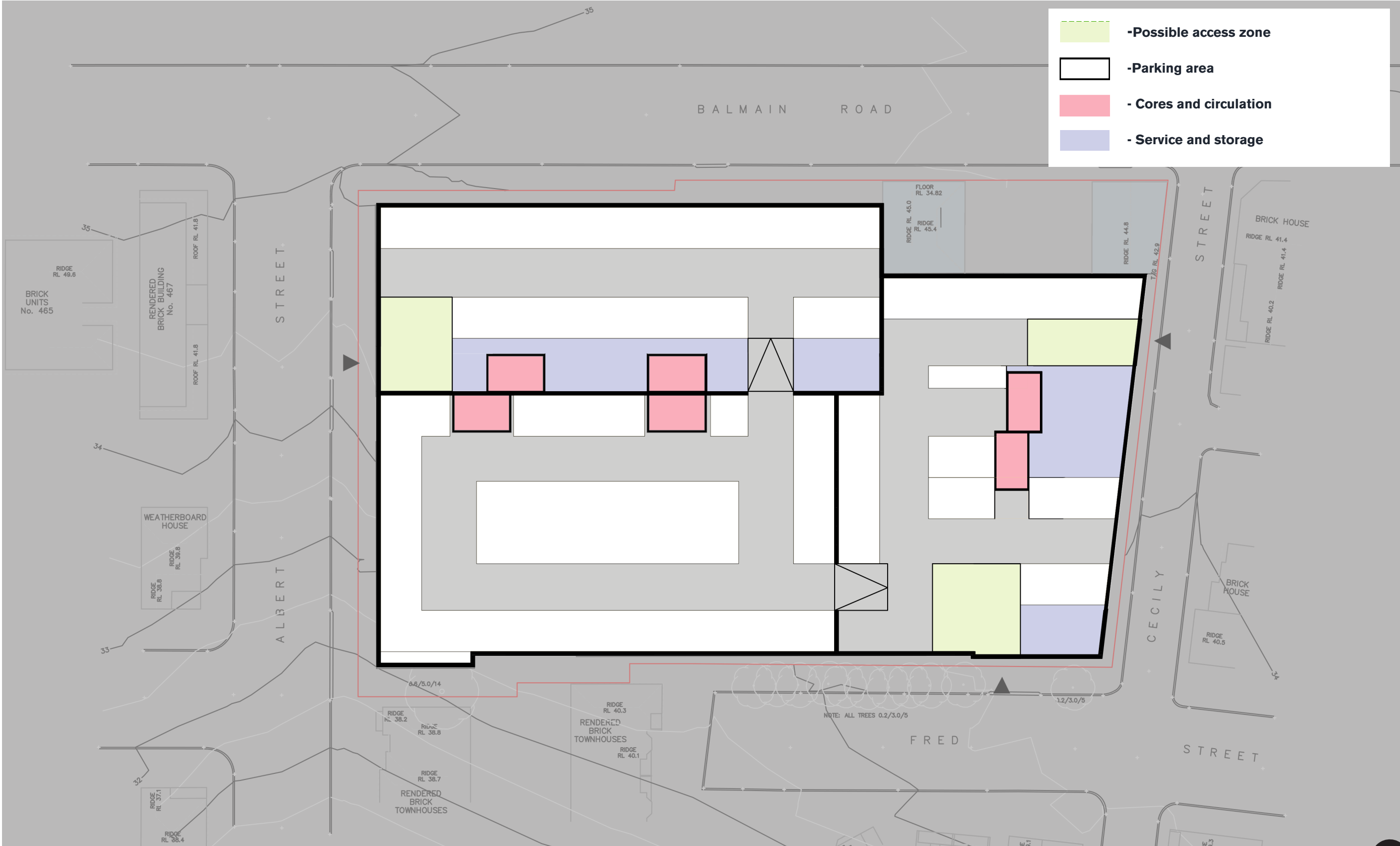
Revised Plan - Axonometric View



Revised Ground Floor - Employment and Circulation

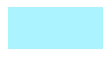


Revised Indicative Parking (Basement)



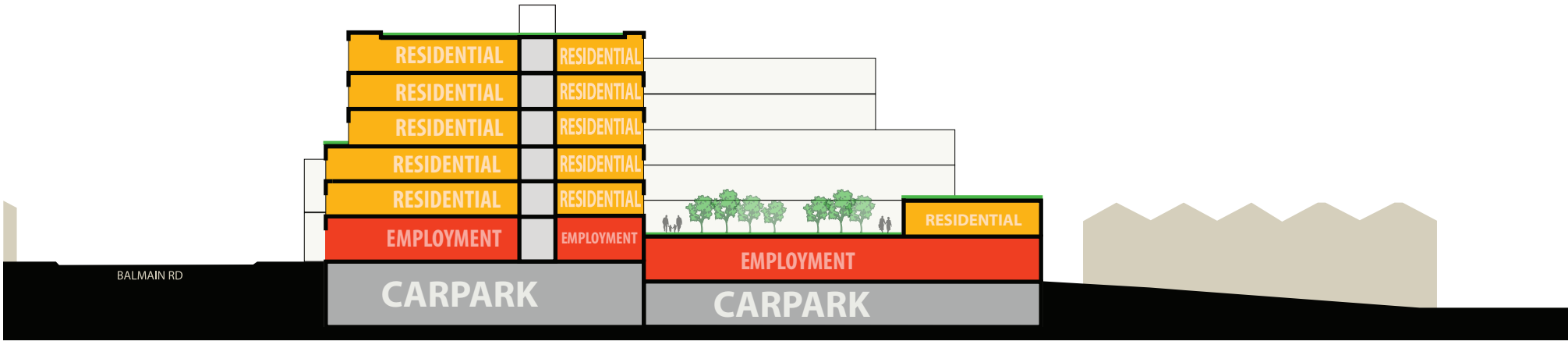
Revised Height Plan

Legend

-  - Retained character buildings
-  - 1 storey
-  - 2 storeys
-  - 3 storeys
-  - 4 storeys
-  - 6 storeys



Revised Height - Illustrative Cross section



Section AA

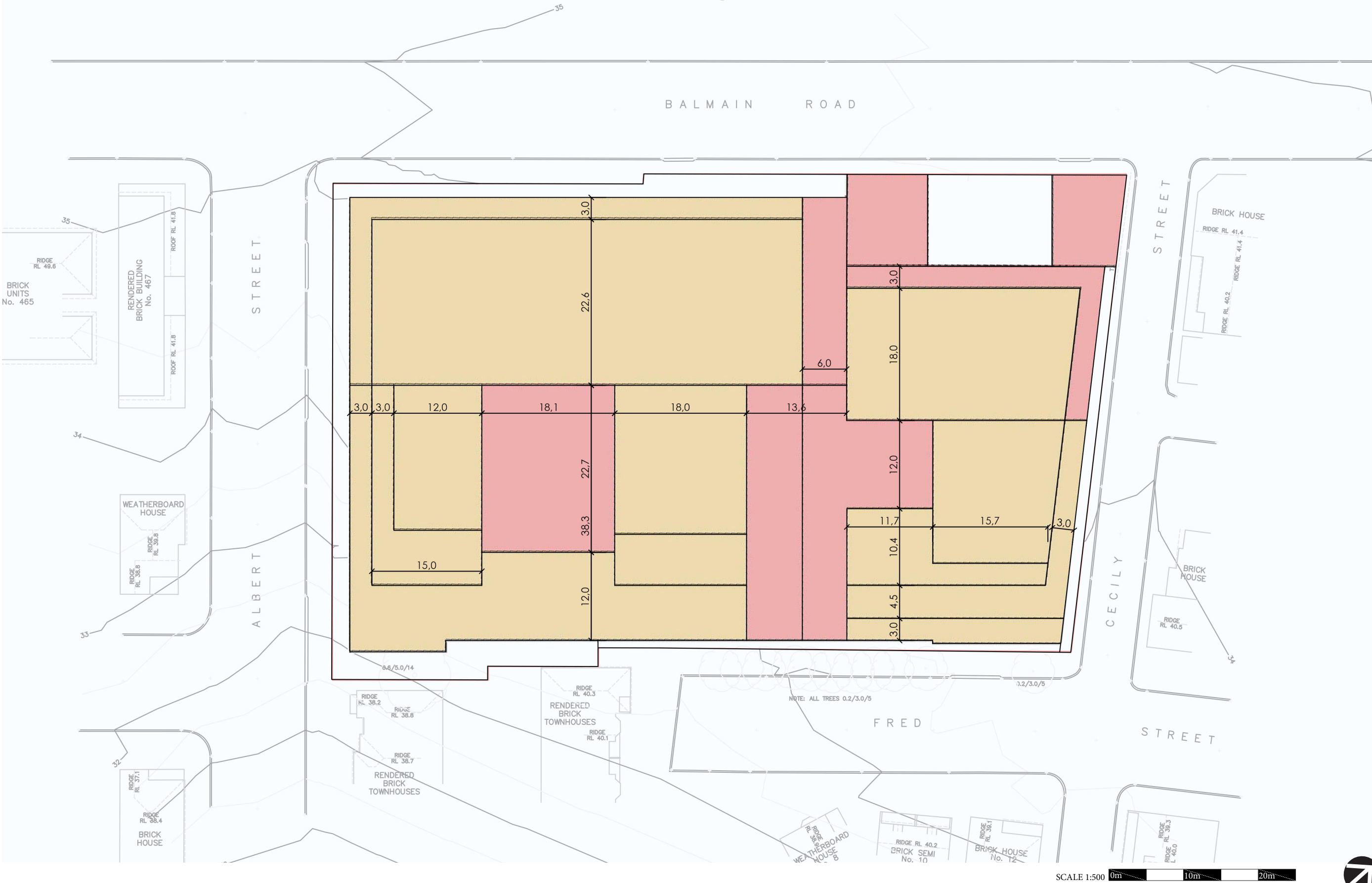


Legend

SCALE 1:500 0m 10m 20m



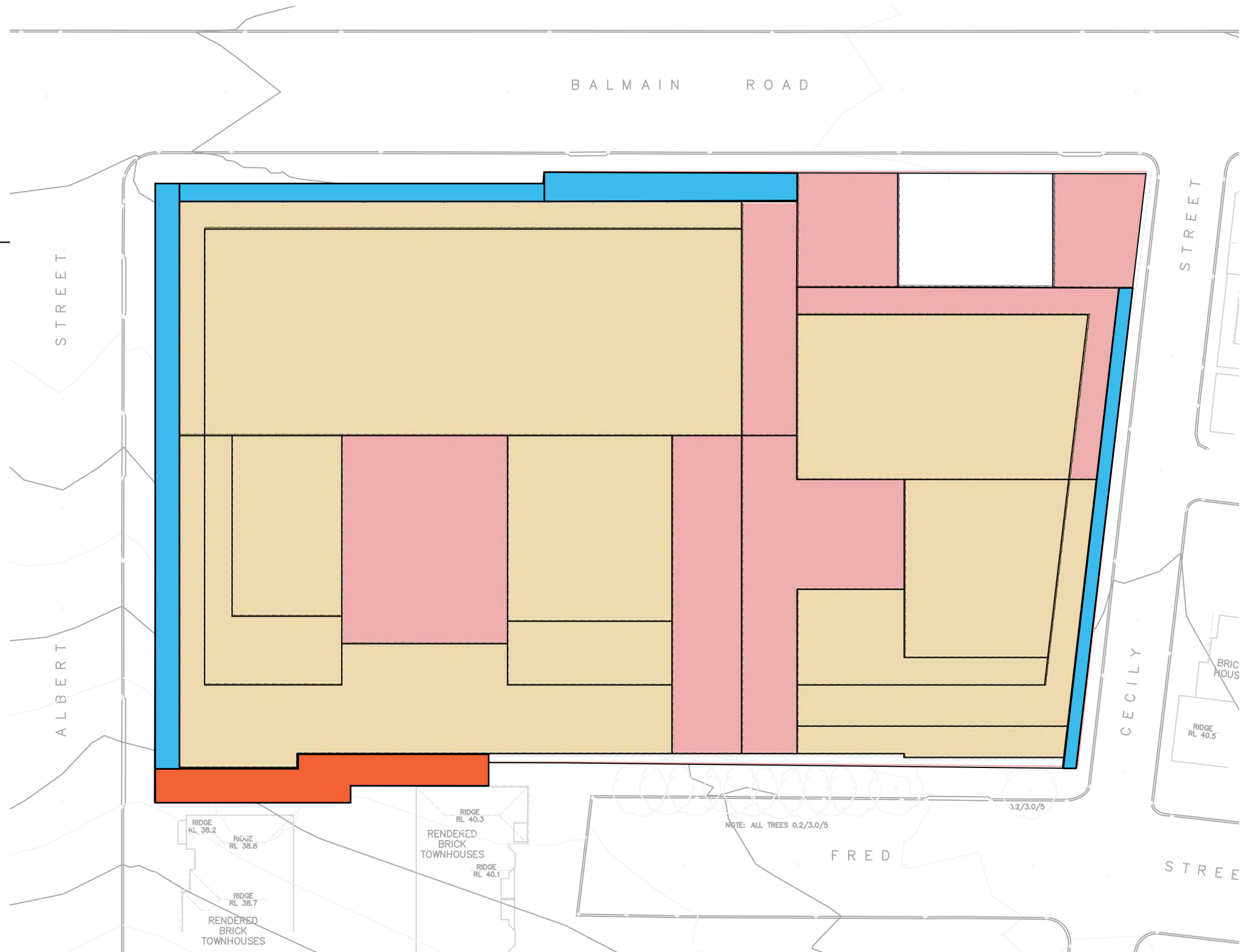
Revised Setbacks and Building Separation



Revised Concept - Proposed Public Benefit

Legend

	- Widened footpath	394.0 sqm
	- Pedestrian link between Alberto St and Fred St ranging from 3.5-3.8 m wide	142.0 sqm
Total Pedestrian Benefit		536.0 sqm



Revised Yield Summary Table

FLOOR AREA	GBA	Efficiency	NSA	GFA
Residential	15,774	82	12,935	11,325
Employment	6,667	90	6,000	6,000
Total (m ²)	22,441		18,935	17,325

DWELLINGS		
Apartments	Unit mix (%)	# of dwellings
1B	24	34
2B	46	65
3B	30	43
Total		142

PARKING	minimum spaces	maximum spaces
Residential	91	145
Employment	24	40
Total	115	185

FSR - FLOOR SPACE RATIO	
Site Area (m ²)	6,824
GFA (m ²)	17,325
FSR	2.54



Revised 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 domain 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 first floors and second 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 enjoyment.
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. Employment floor space covers the entire ground floor with residential component on the upper levels.
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 6,825m ² the proposal requires 1,706m ² of communal open space. The proposal provides a total of 3,958m ² of communal open space including 2,568m ² at the podium 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.	Compliant – The proposal provides 820m ² being 12% of the site which is a good outcome given the large employment floor plate across the ground floor.
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 satisfies the 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 flexible and includes all street frontages (except Balmain Rd).



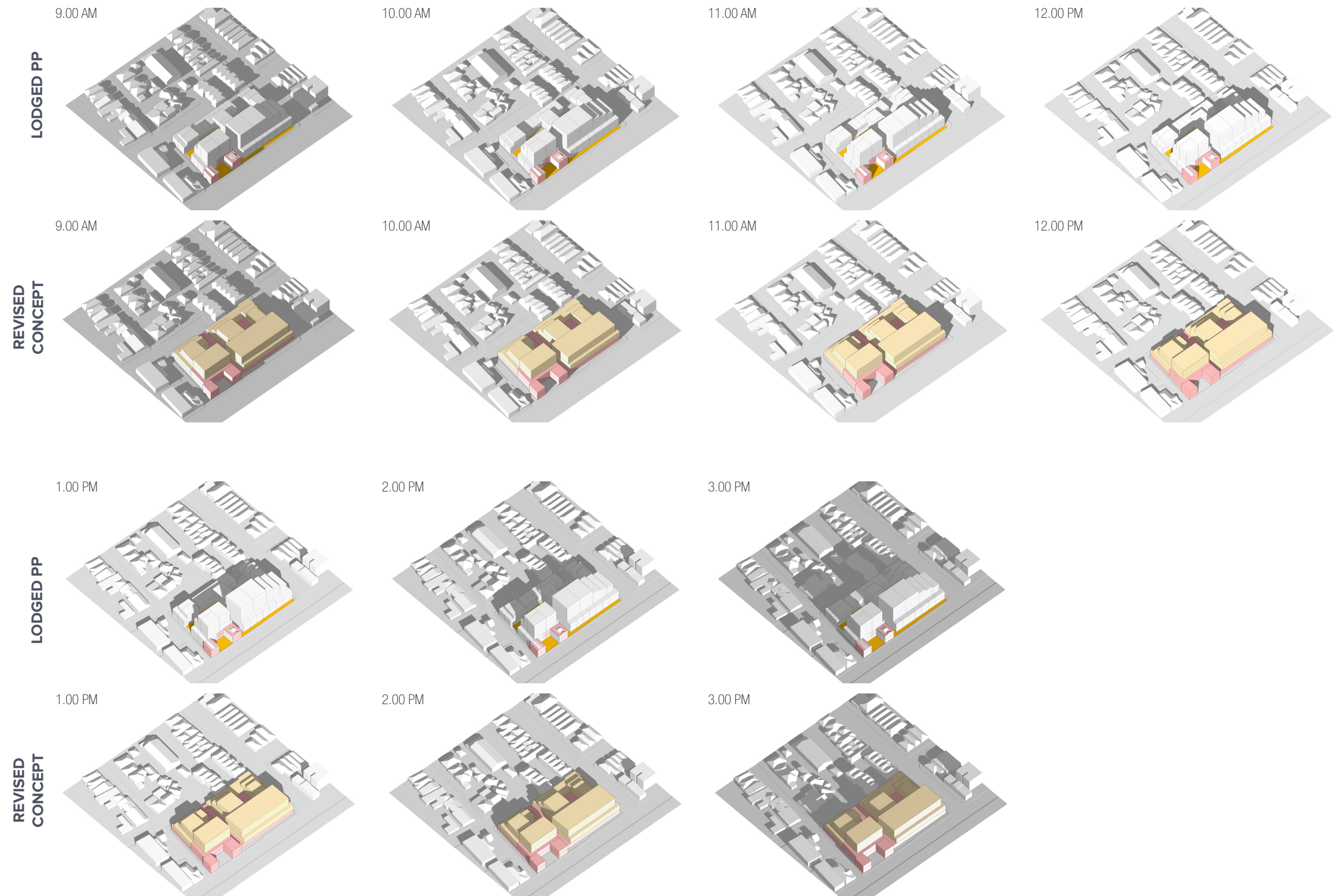
Solar Analysis

Winter Solstice (21 June)

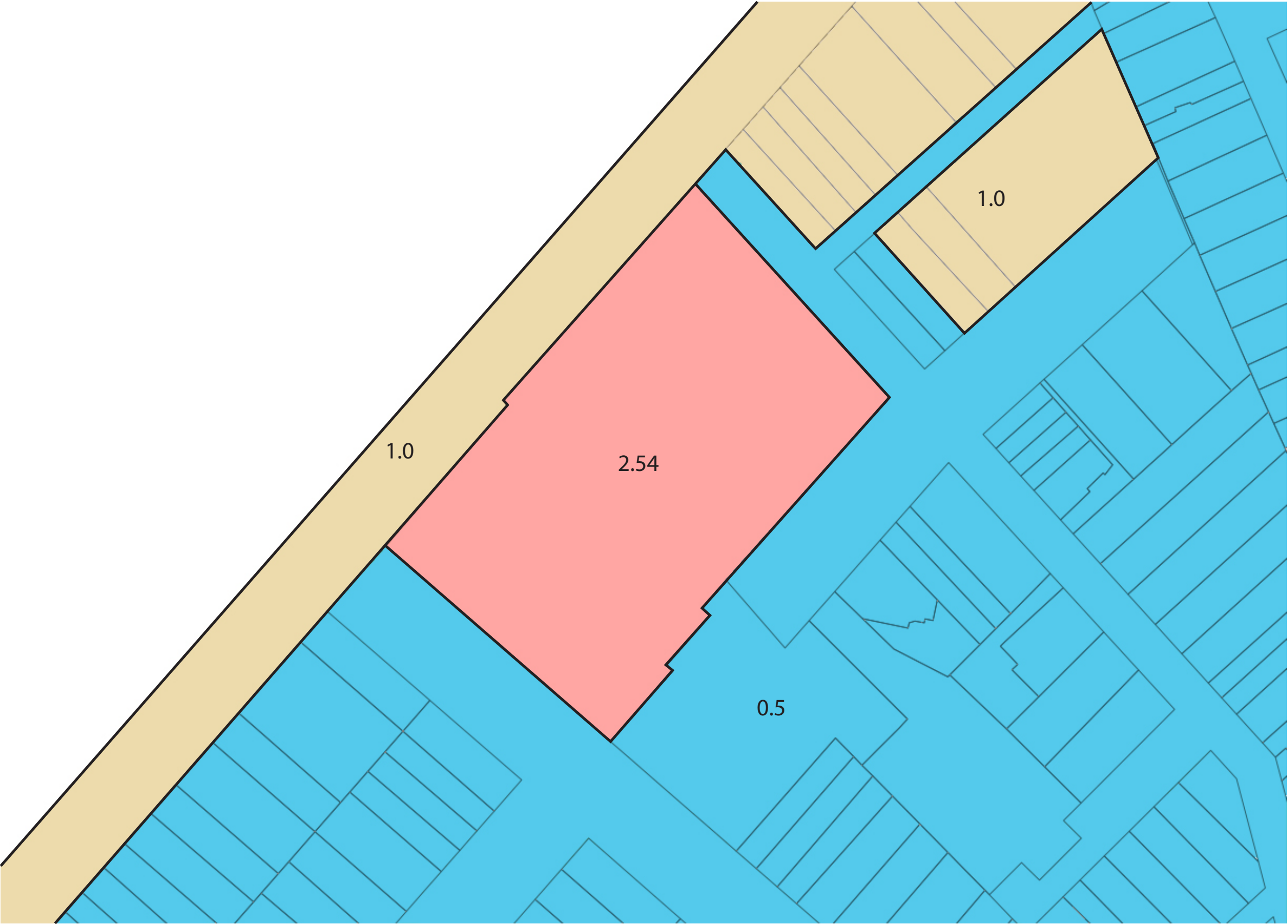
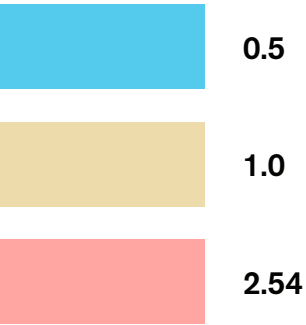
Building envelopes for the site are stepped down towards Alberto Street and Fred Street, allowing sunlight to reach adjoining properties and not be adversely impacted. The shadow diagrams show that there is very little impact on existing private and public open space and it is balanced throughout the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



Revised Floor Space Ratio



Revised Height of Building



6 STOREYS

