

Design Principles

Principle



Height Transition and Articulation
Responsive to Surrounds

Height should step up from the east to the west and provide stepped forms and setback from the south to the north to mitigate bulk and scale and to be responsive to surrounding areas. This should take into account additional proposed height for the surrounding blocks as advised in PRCUTS so that the built form is well placed within a future planning framework.

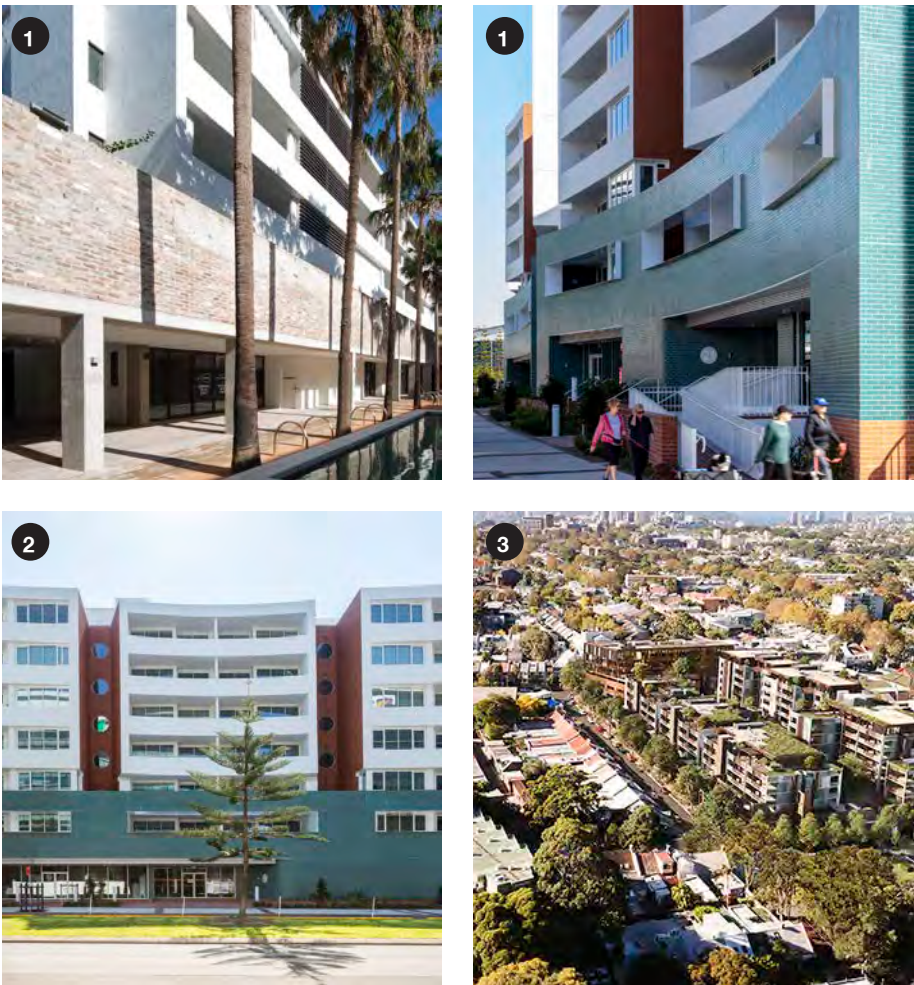
Design Response

- 1. The 4 storey street wall would be accentuated through a material/style change, providing a heavier base to the building thereby reducing visual bulk and setting the street wall to match the surrounding heights that PRCUTS has recommended.
- 2. Vertical articulation would be emphasised to reduce horizontal scale and provide verticality to long building edges. This would allow the buildings to be momentarily perceived as individual blocks rather than one continuous frontage and the building would be more responsive to the fine-grain existing character of neighbouring properties
- 3. Combined, these architectural expression elements would reduce the bulk of the building and aid in creating a appropriate height transition in the short-term before neighbouring lots can develop. In the long-term, a maximum height of 8 storeys aligns with PRCUTS recommended height control of 30m and is only utilised along the western boundary, reducing scale in other areas of the site. A 6 storey limit to the east provides the height transition to neighbouring properties and a 4 storey street wall to the south provides transition in that direction.

Responds to:

Strategic Priorities	Constraints	Opportunities	Recommendations
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6			


Examples



KEY	
	Site Boundary
	Height Transition
	4 storey Street Wall
	Vertical Articulation
	PRCUTS recommended buildings for surrounds

Design Principles

Principle



Appropriate Interfaces to Mitigate Impacts

Various edge conditions will need to be considered to appropriately respond to existing constraints imposed across the site. The northern interface will have to be designed to mitigate impacts of noise and light from the sports field, the west will need to mitigate noise from the light rail, and façades within close proximity to each other will need to be considered for internal and external building separation ADG compliance

Design Response

1.






















Façades facing the light rail will employ articulation to provide a noise buffer to the rail corridor. The raised rail corridor and trees along the site edge and the Greenway will help reduce visual impact of the largest facade in the development.
2.

Northern facing walls will use architectural expression and articulation to direct views and openings away from the sports field. This is to reduce over-looking of the sports field and to mitigate noise and light spill from the field, particularly at night.
3.

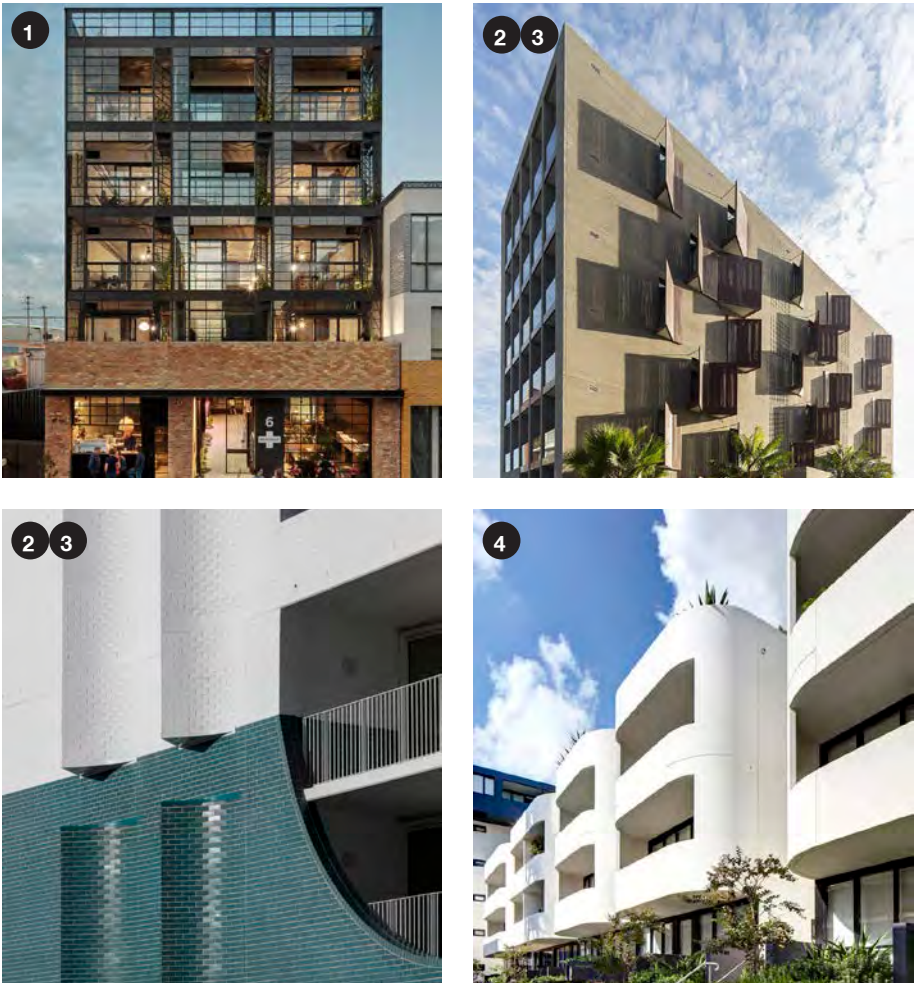
The internal façades along the mid-block through site link have a min. separation of 9m, thus requiring either non-habitable uses or articulation that limits direct views into opposing dwellings. There are various methods such as directional window slots and louvres that can be used to create a strong facade whilst still enabling habitable rooms.
4.






Dwellings facing east along Davies Lane would be designed with balconies that reduce direct views into neighbouring private open spaces. This can be done via deep balcony setbacks and more solid elements that direct views whilst still maintaining internal residential amenity.

Responds to:

Strategic Priorities	Constraints	Opportunities	Recommendations
1 	1  ✓	1 	1 
2 	2 	2 	2  ✓
3 	3 	3 	3 
4 	4  ✓	4  ✓	4  ✓
5  ✓	5  ✓	5  ✓	5 
6 			

Examples



KEY	
	Site Boundary
	Winter Garden Edge
	Directional Edge
	Enclosed Edge
	Non-Habitable Edge

Urban Design Scheme

6

Urban Design Scheme

6.1 Vision

Envisioned as a mixed-use intergenerational precinct, the proposal would generate vitality and activation for the site and to Lords Road and demonstrates Platino's commitment to the local community. It features improved pedestrian connectivity, permeability, streetscape, presence, open space and non-residential floorspace.

The ground floor would be activated by approximately 1,700sqm of non-residential floor space, providing for the local economy and encouraging movement within and through the site. Large non-residential spaces with high ceiling heights will be able to accommodate a diversity of uses to renew employment opportunities on the site. Activation could come from potential uses such as workshops, cafes, co-working spaces, creative outlets, wellness centres and boutique offices.

Approximately 210 dwellings will help generate long-term activation and help establish a strong community. An intergenerational approach has been envisioned that allows individuals, families, empty nesters, and key workers to coexist within the site. Co-working spaces will allow residents to work from home, whilst common areas, cafes and a playground will encourage socialisation and activity for young and old.

A publicly accessible central courtyard supports the ground floor activation and residents. Fronting Lords Road, the courtyard aims to draw movement into the site and create a meeting place for the community. The courtyard is connected to the surrounding context via a series of public through-site links with the intent to connect to the Greenway, Davies Lane, a new RE1 public recreation open space along the western interface. This new open space could provide a potential future connection to Marion Street Light Rail via Lambert Park Sports Field to the north.

The design represents a holistic vision for the site that has been grounded in its response to strategic, local and place-specific requirements. A reference scheme has been prepared that demonstrates alignment with the proposed outcomes, controls and vision.








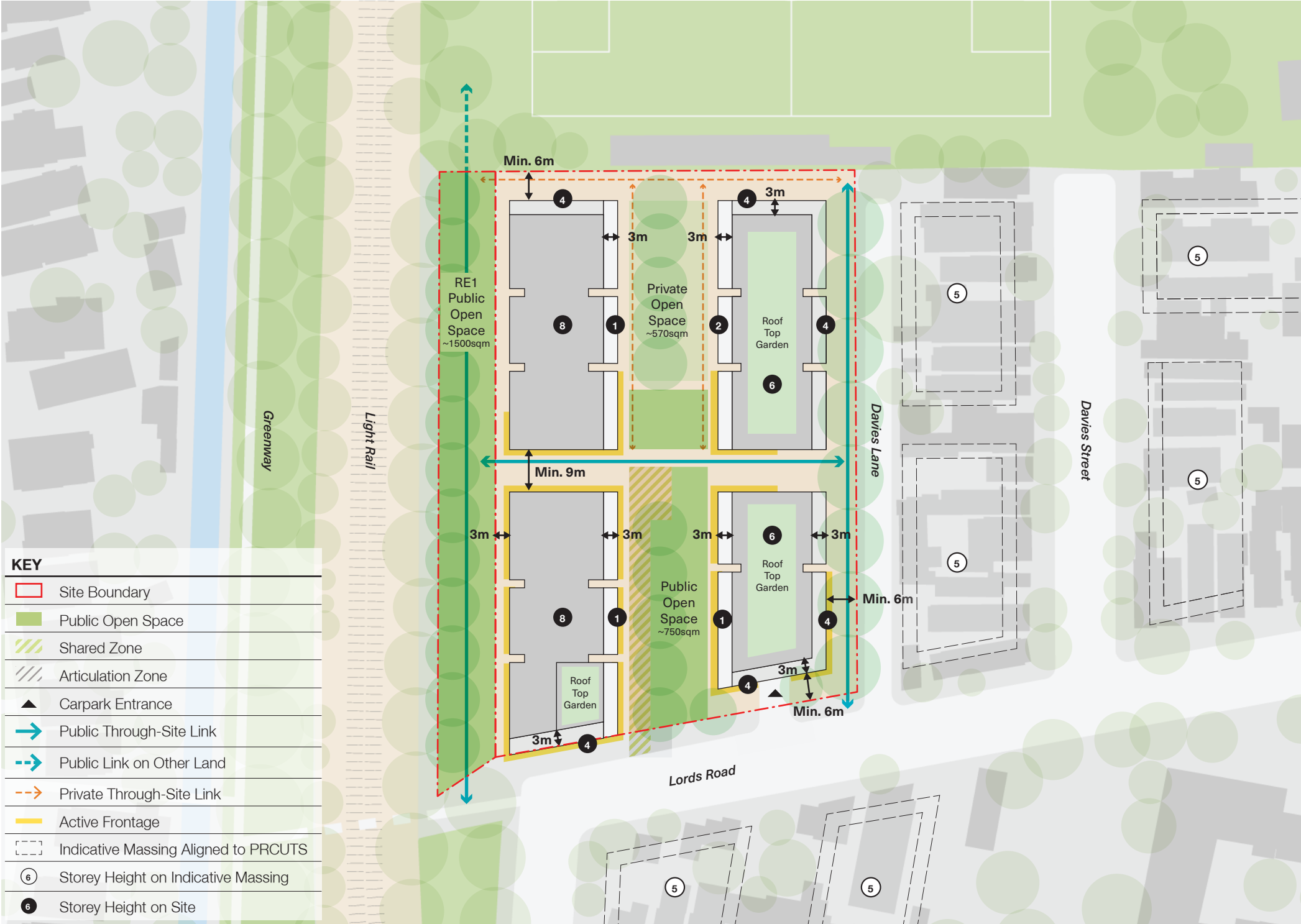
Urban Design Scheme

6.2 Concept Plan

The concept presents a scheme with 4 primary buildings. The central courtyard runs almost the full length of the site changing from public to private as it progress north. This open space is directly accessible from Lords Road and manages the level changes in the site whilst providing a diversity of spaces for relaxation and play.

The four primary buildings increase in height from 6 storeys to 8 storeys and each contain various levels of articulation at their edges to reduce bulk and scale and create a better interface with surrounding areas and landscape. Several through site links are provided enabling a much more permeable structure than currently existing on the site and providing potential connections to Marion Street and the Light Rail stop.

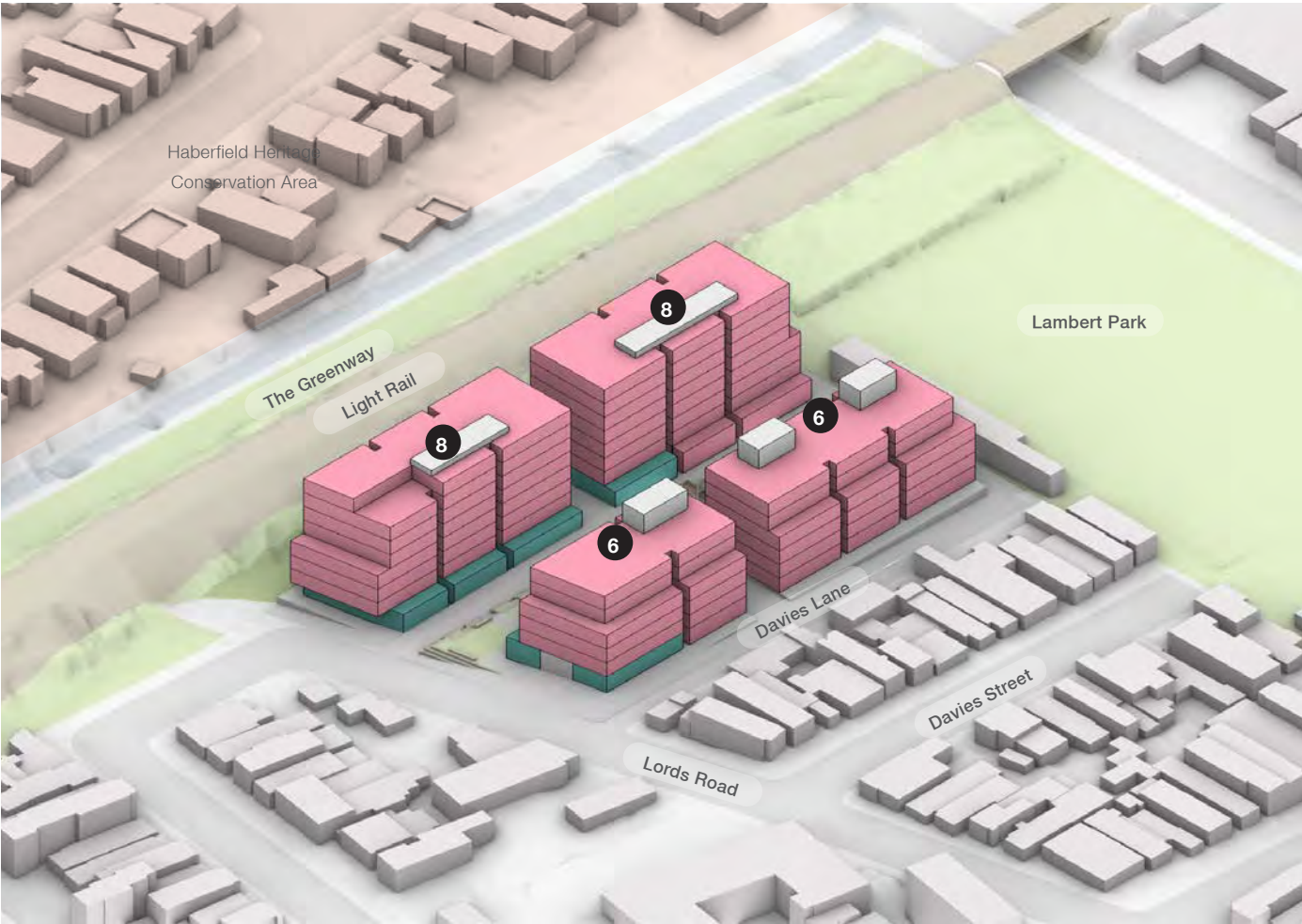
Existing		Proposed
52%	 Site Coverage	42%
<5%	 Deep Soil	min. 15%
5,500sqm	 Non-Resi	1,700sqm
<10%	 Tree Cover	min. 22% (15% in R3 zone)
0sqm	 Open Space	2,200sqm



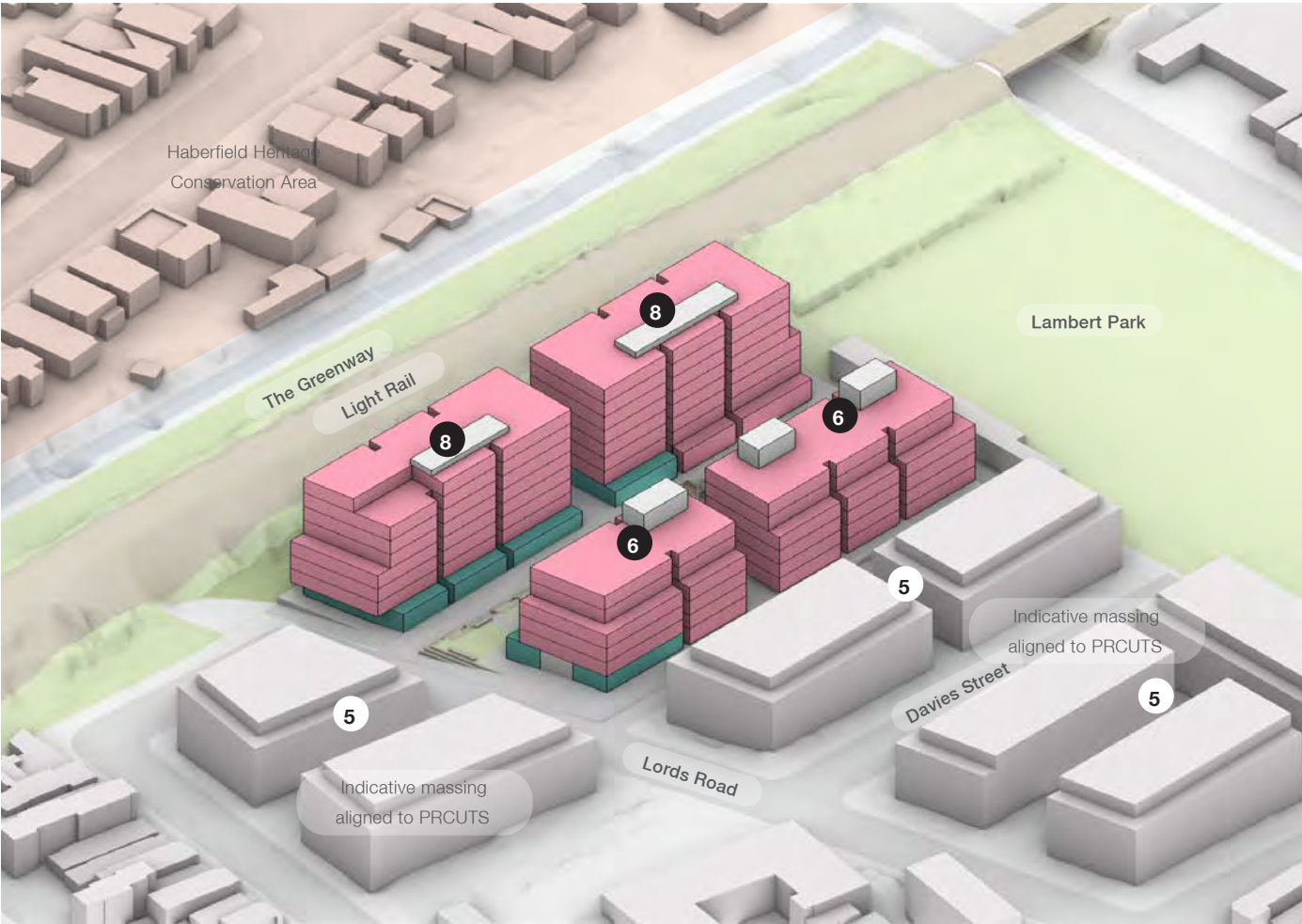
Urban Design Scheme

6.3 Massing

The scheme steps up from 6 storeys at the east to 8 storeys at the west. The below represents the scheme within the existing context and also within a future context that assumes indicative PRCUTS building massing up to 5 storeys on neighbouring sites.



View from South-East - Existing Context



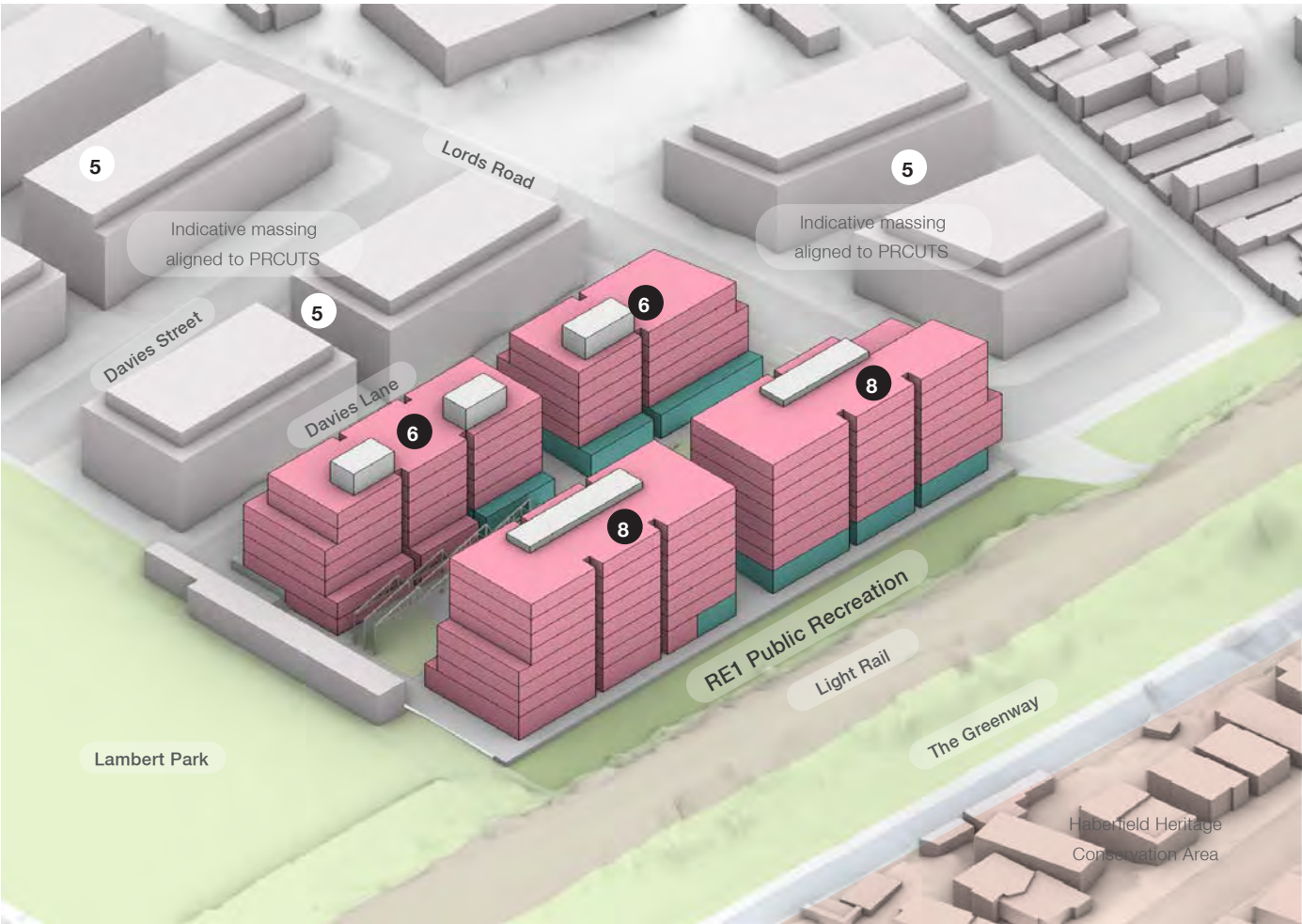
View from South-East - Future Context (PRCUTS)

KEY	
	Site Boundary
	Residential
	Non-Residential
	Storey Height




Urban Design Scheme



View from North-West - Existing Context

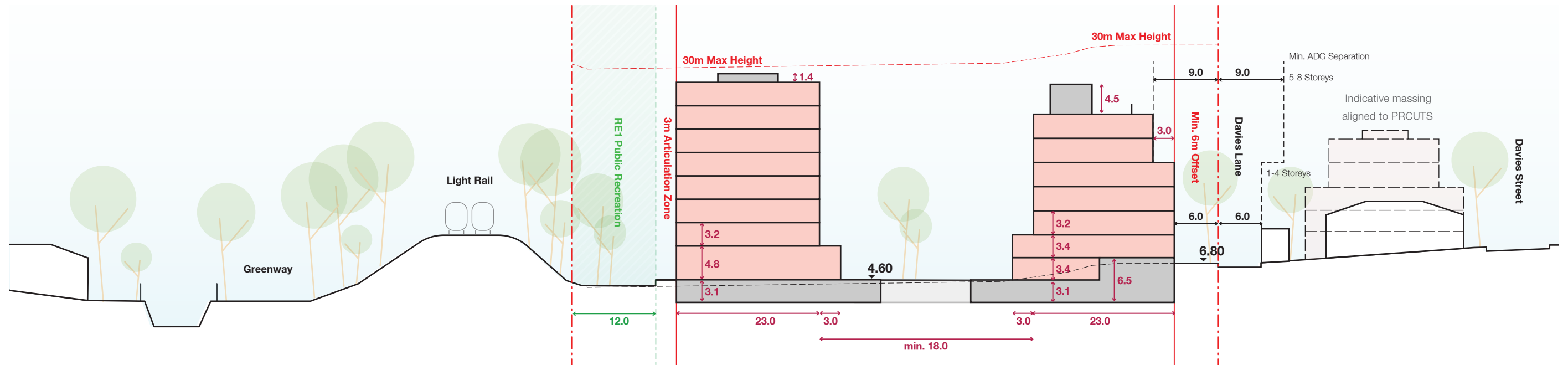
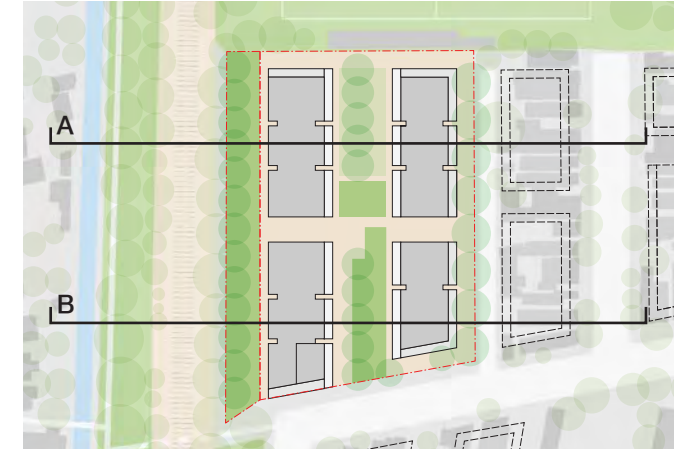


View from North-West - Future Context (PRCUTS)

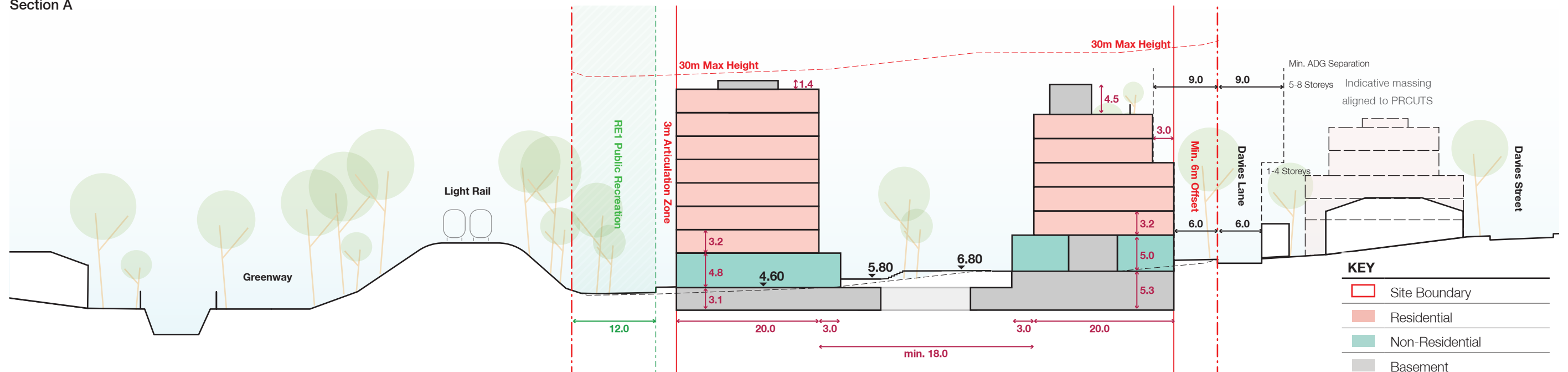
KEY	
	Site Boundary
	Residential
	Non-Residential
	Storey Height

Urban Design Scheme

6.4 Sections

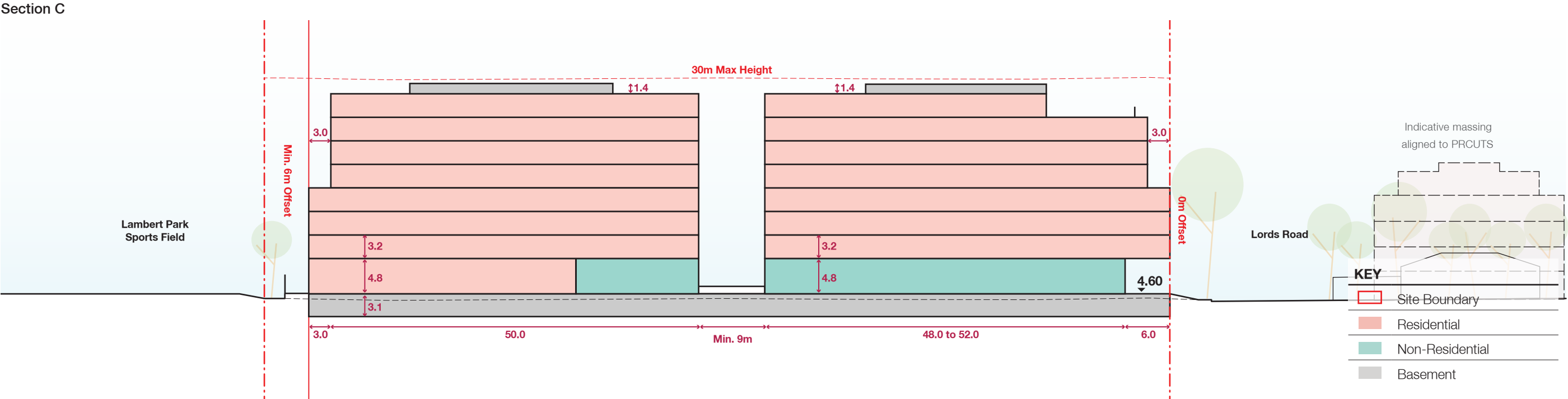
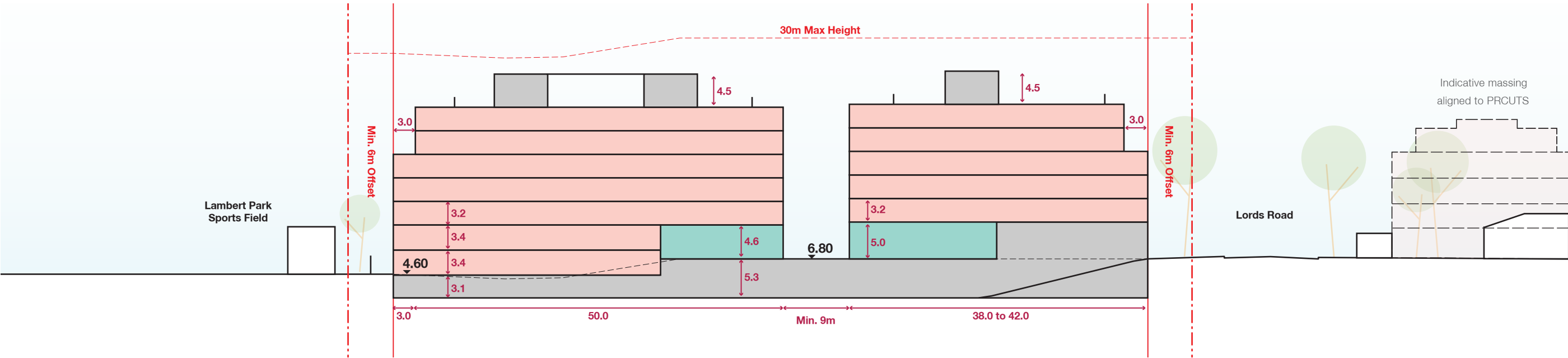
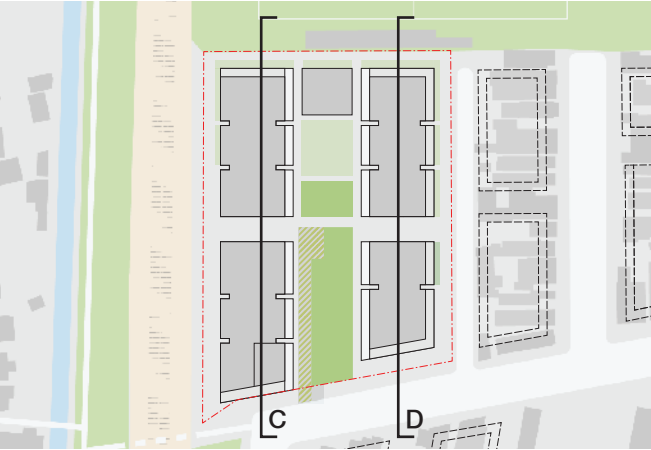


Section A



Section B

Urban Design Scheme



KEY

- Site Boundary
- Residential
- Non-Residential
- Basement

Indicative massing aligned to PRCUTS

Section C

Section D

NTS

6.5 View Impact Analysis

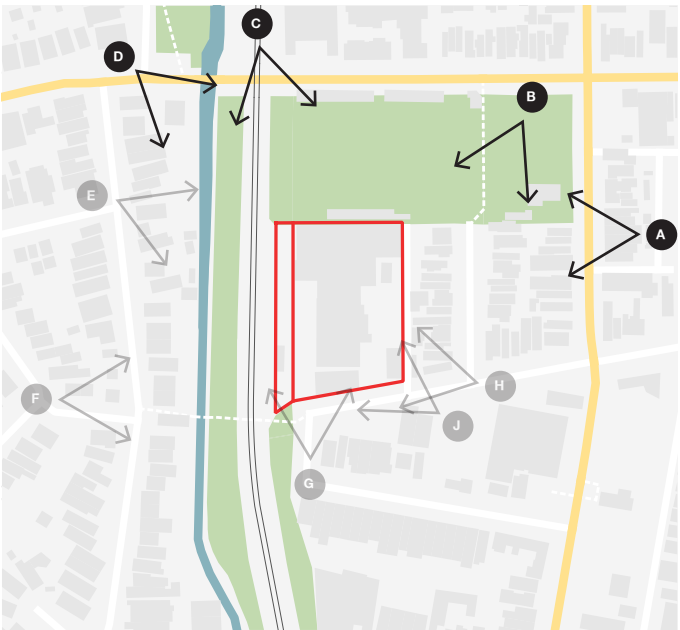
Select vantage points have been used to determine view impact of the scheme to surrounding areas. The majority of these views were highlighted in the previous planning proposal peer review as recommended locations for analysis.



View A - Leichhardt Marketplace rooftop carpark



View B - Lambert Park



View C - Marion Street Light Rail



View D - Corner Marion Street / Hawthorne Parade

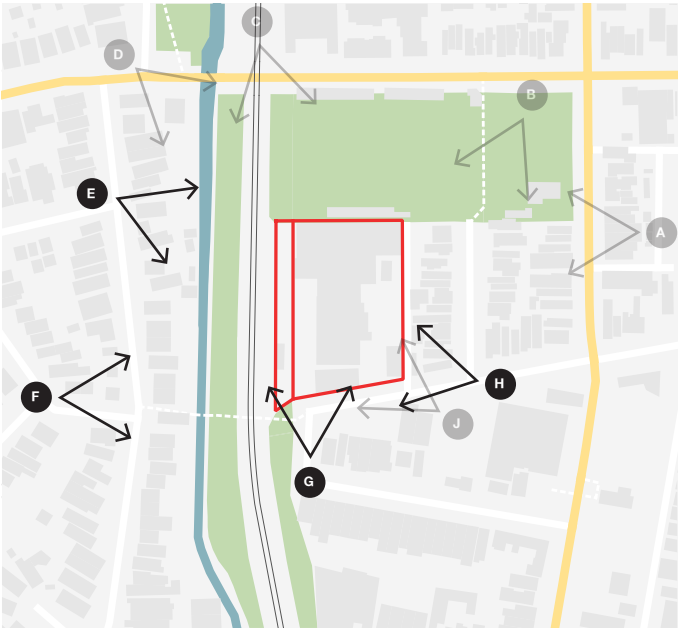
Urban Design Scheme



View E - Corner Hawthorne Parade / Percy Street



View F - Corner Lord Street / Ramsay Street



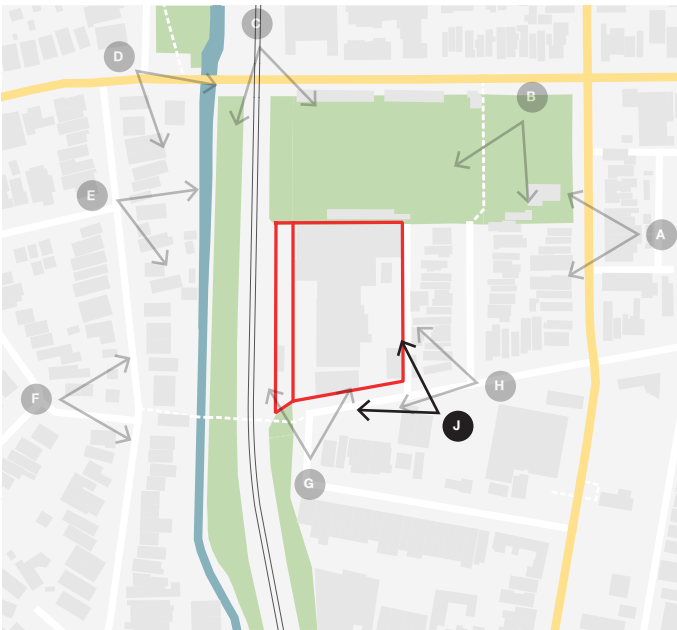
View G - Corner Lords Road / Kegworth Street



View H - Corner Lords Road / Davies Street

Urban Design Scheme

A more detailed view analysis along Lords Road has been prepared to demonstrate a potential approach to the site in terms of scale and materiality and to situate this within it's surrounding context. An indicative outline of potential massing on neighbouring sites has been shown based on PRCUTS recommended controls to demonstrate the proposal within a future scenario.



View J - Lords Road