

Putney Hill – Urban Design and Architectural Description

Urban Design

Principle

The Putney Hill site is characterised by an undulating topography, with steep vegetated areas in places, as well as being irregular in shape. A concept for the site has been approved.

This application is for an amendment to the approved Concept plan for the site. The amendment is a refinement of the current Concept for the Morrison Road portion of the site. The refinement aims to provide the best possible design outcome by paying close attention to the difficult topography of the site. With regard to density, use, structure of the street hierarchy and the relationship to the adjoining places, the plan is generally consistent with the approved plan. Some amendments in relation to building height to better deal with the site topography are sought. The amendment will comply with approved floor space ratio, number of dwellings and building setbacks as described in Condition A2, Part A, Schedule 2 of the Concept Plan Approval.

The overall refined master plan for Putney Hill, responds to its place by creating a series of precincts connected by a central road and a series of open spaces. Each precinct has been developed to respond to a particular topographical zone on the site.

The amended master plan makes a number of detailed adjustments to improve the plan as follows:

- Buildings have been moved back from adjoining property boundaries to create a greater “green buffer” to adjoining properties. This will allow for greater perimeter planting which in turn will help screen the proposed development.
- Buildings have been located along contours to minimise site disturbance and cut and fill. This will also improve drainage, overland flow and enhance the potential for existing trees to be retained.
- Houses have been positioned on the flatter portion of the site, while apartments have been located on the steeper portion of the sites.
- The refined master plan aims to retain more of the existing vegetation, including significant trees. This will significantly green the site with mature vegetation, especially in the establishment phases of the project.

Streetscape

The streetscape is created by a combination of public streets, open spaces and the dwellings that address the streets and open spaces.

All dwelling addressing streets and open spaces will provide surveillance of both. The entry to all buildings is from the street, open space or pedestrian pathways.

The buildings will step down the sloping parts of the site. Together with the tree canopy, this will create a build form compatible with the site's pronounced topography.

Car parking has been designed to minimise garage dominance where possible. This is achieved by the following:

- Basement car parking for residents and visitors in the apartment buildings
- Where there is front parking to smaller dwellings, there is a single space only and this is set back so that a visitor can also park in the front of the dwelling.

Open space vistas are created by configuring streets so they terminate on an open space.

While apartment buildings will address streets, they will also address the open space located between them, with pedestrian entries of these open spaces.

Built Form

As noted above amendments to building heights as set out in the approved concept plan are being sought. The tallest buildings in this amended scheme are the apartment buildings and these will be generally consistent with the approved apartment heights from the Stage 1 approval. The

terraces/houses and other individual dwellings will be between 2 to 3 storey buildings in height (again consistent with stage 1), which will help to create a more varied skyline.

The buildings will follow the typography of the site so that the built form sits comfortably in the landscape and not dominate it. The massing of the individual buildings is simple. Complexity and variety in the built form will be achieved through grouping and stepping within the undulating typography.

Buildings are placed to minimise overshadowing of adjoining properties and open spaces, while at the same time maximising amenity to the individual dwellings.

Architectural Design

The following building types are proposed:

- Apartment Buildings: Buildings are 5-8 storeys in height (generally consistent with the Stage 1 approval) with basements for resident and visitor parking. Apartment buildings are arranged around open spaces with address points either on public streets or open spaces. Buildings are generally orientated to maximise solar access and planned to achieve daylight access and ventilation as outlined in SEPP 65.
- Terraces: Terraces are located on the flatter portion of the site surrounding the new recreational circle. They aim to create low scaled streets consistent with stage one dress circle. They address the street providing passive surveillance while living areas are generally located on the northern side of the site addressing open spaces where possible.
- Semi Detached Dwellings: Semidetached dwellings are generally located one street back from Putney Hill Drive. These houses address the street, have off street parking and rear yards are located to maximise solar access.

Amenity

Residential amenity will be achieved by ensuring that:

- Buildings are orientated to maximise northern orientation where possible.
- All dwellings are efficiently planned, compact and designed to avoid wasteful and unsustainable outcomes.
- Dwellings are planned and orientated to achieve access to good natural daylight and ventilation, minimising the need for air conditioning.
- Privacy is achieved by building siting, dwelling design and the layout of private open space. A high level of construction will achieve good acoustic building performance.
- Sufficient public open space with good solar access and amenities will be provided at ground level for residential buildings.
- A good relationship between inside and outside spaces. Well-designed courtyards and gardens are proposed.

Architectural Expression and Materials

A sensitively scaled domestic contemporary architecture is proposed. This will reflect the planning of the dwellings and the strong inside outside relationship between the inside and outside spaces.

The dwellings will be scaled to their Putney context. A variety of roof forms will blend the dwellings to their surrounds. Elements such as balconies, terraces, pergolas will add detail, scale and articulation to the architecture. Building façades will be strongly articulated and modelled to avoid over scaled buildings. All apartment buildings will be carefully modelled using a simple but varied family of materials and finishes.

Human scale will be achieved by providing strong entries to all buildings, articulating building bases and minimising the visual impact of car parking.

High quality durable materials will be used on all buildings within the public domain as it is a combination of both that creates the sense of place. Materials will include masonry (brick and render) as well as lightweight cladding on lower scaled dwellings. Recognised lightweight cladding systems will be used to ensure long life and low maintenance.