

3.15 SUNKEN BUILDINGS ARTARMON RD AND RICHMOND AVE

A few doors down from the site at 1A Artarmon Road, sunken courtyards have been employed to address the steep street. These courtyards are south facing, approximately 4m in width (between the boundary street wall and facade) and often a full level below the street.

The amenity of the spaces is still strong, with access to light and private open spaces. Planting adjacent to the footpath and a low street wall keeps people away from the edge of the site to reduce the ability of people on the footpath to peer down into the apartments.

On the Channel 9 site the proposed sunken courtyards along Artarmon Road will be 6m in width, with a maximum depth of 3.5m. In the majority of cases the level change is less than 2m. Along Artarmon Rd the courtyards will be north facing, and along Richmond Rd west facing.

As demonstrated in this local example the sunken apartment typology, when designed well can work successfully in this low residential context, helping to reduce visible building mass.



Location Plan 1A Artarmon Rd.



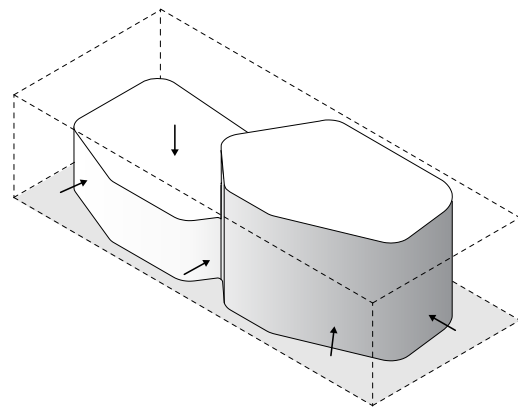
Site images of 1A Artarmon Road



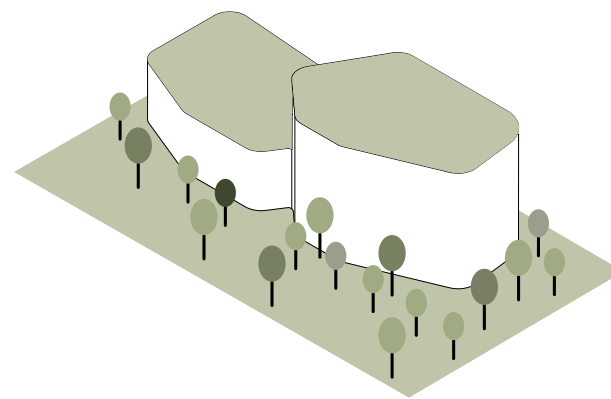
SOURCE: realestate.com.au - 1/1a Artarmon Rd

3.16 BUSH BUILDINGS

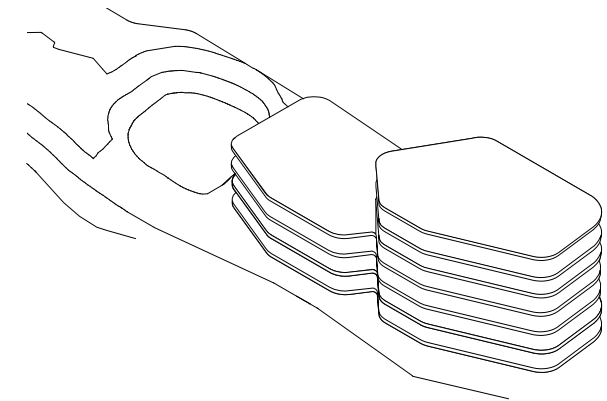
The new bush buildings provide a low scale edge on the southern boundary that draws the bush reserve into the site. The forms have been softened and articulated as premium villas, opening to views of the bush and St Leonards. Their character responds to the naturalistic setting with organic forms and planted balconies and rooftops. Increased building setbacks on Richmond Ave and setbacks on all boundaries ensure there is generous wide space for a dense landscape character to surround and screen the buildings.



THE BUILDINGS ARE CARVED
AWAY TO REDUCE MASS



THE BUSH IS BROUGHT INTO
THE SITE

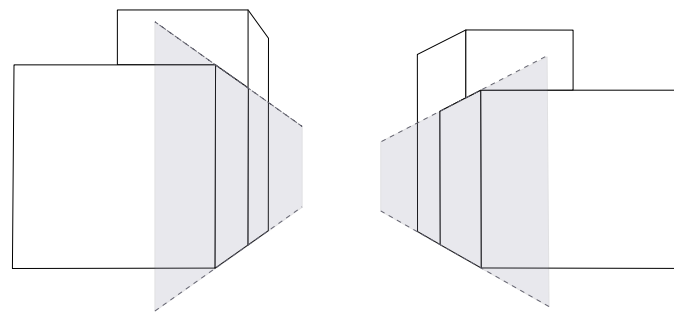


FORM THAT RESPONDS TO THE UNIQUE
TOPOGRAPHY OF THE ESCARPMENT

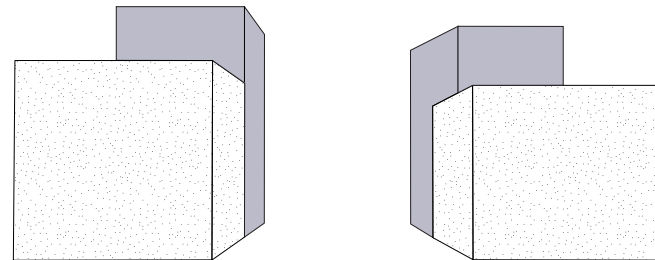


3.17 MID RISE TOWERS

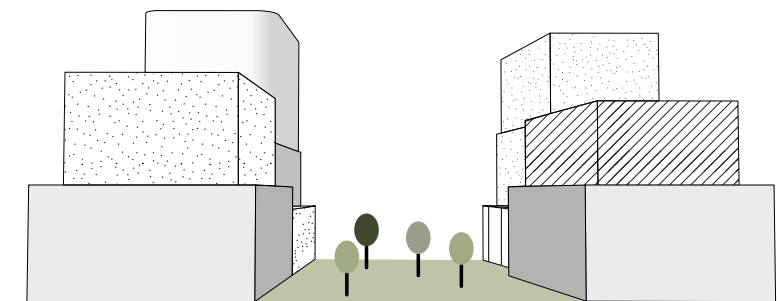
The mid rise buildings have been carefully formed to ensure the massing is balanced and diverse. A podium datum across the site has been set from the height of the terracotta roofs of neighbouring houses. As the buildings step down into the site the podium articulation is maintained. The higher elements of the masterplan are positioned deep into the site and are small in footprint to create slender, more refined forms when viewed from many vantage points in the local vicinity.



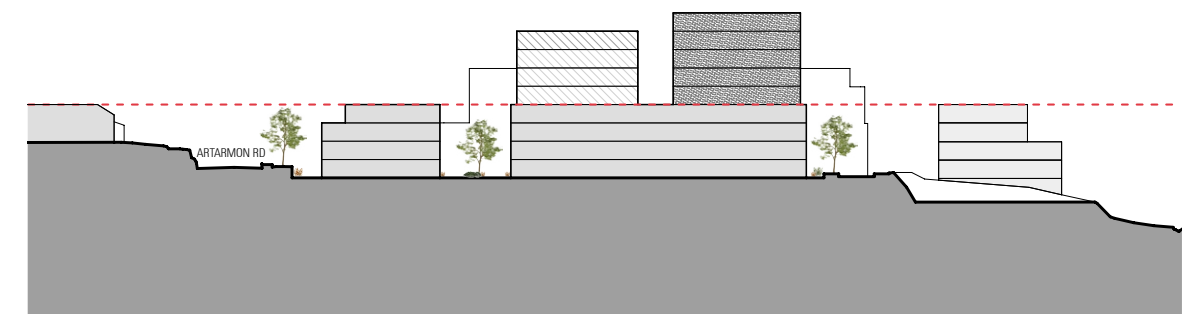
FOUR STOREY PODIUM TO
HELP REDUCE SCALE



VERTICAL ARTICULATION
OF TOWER FORMS



BALANCED FORM, CHARACTER AND
MATERIALITY ACROSS THE PARK



LOW SCALE READING FORMED BY 4 STOREY
PODIUM DATUM AND CONTEXT



3.18 VIEW 1 - EXTENDING EDWARD STREET: 'AXIAL ALIGNMENT OF PARK CONNECTS EDWARD STREET TO ST LEONARDS LANDMARK BUILDINGS'

Artists Impression - Indicative only

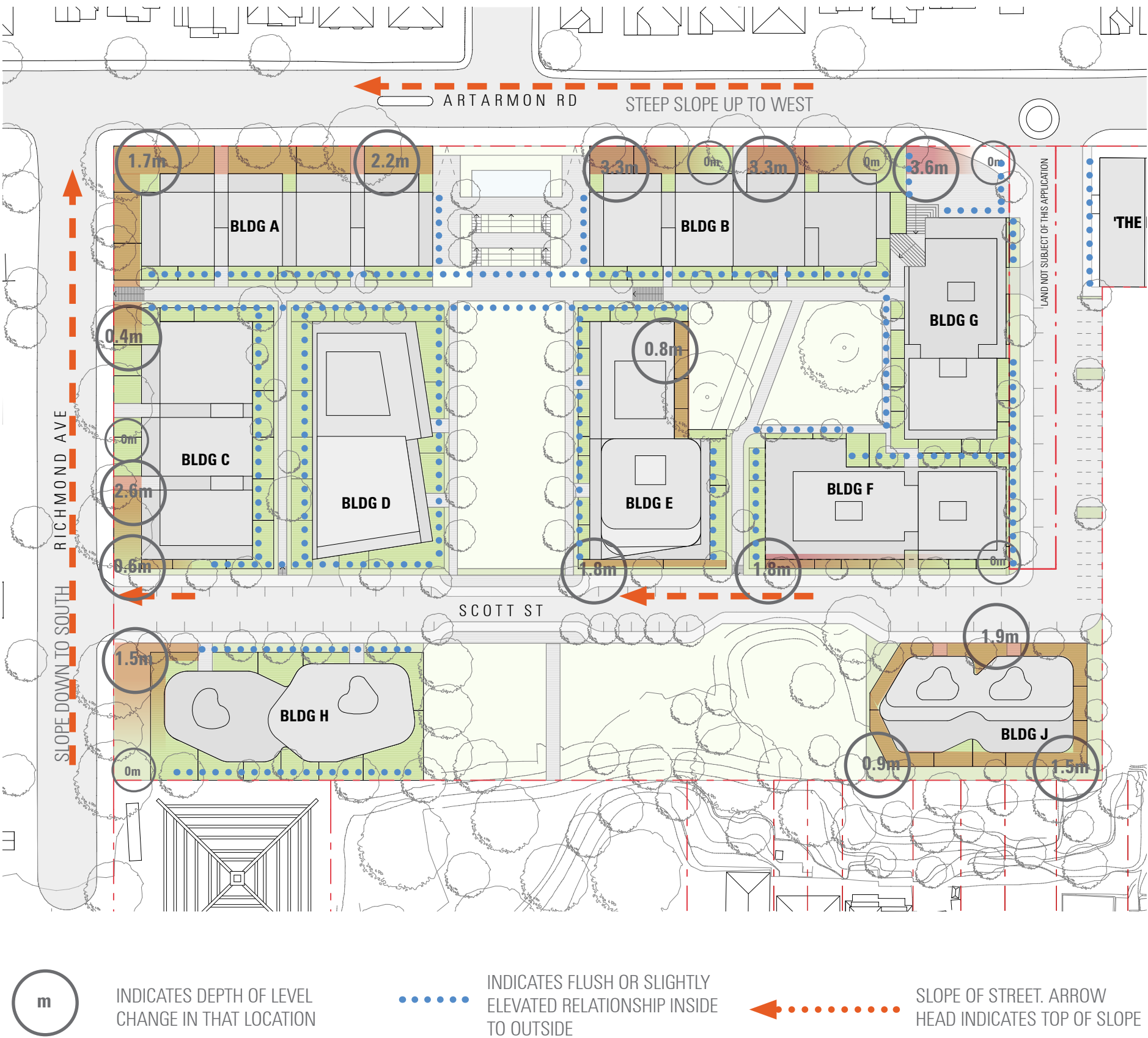
3.19 LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN

The street buildings along Artarmon Rd and Richmond Ave have been carefully designed to reflect the low scale residential character of the area. The bottom level of the buildings have been lowered beneath street level to reduce its visible mass, whilst the top storey has been setback from the street. The sunken courtyards still allow for good solar amenity, whilst a planted street edge and fence will reduce overlooking from the street.

The following plan indicates where any frontage to a building sits below the adjoining land level, which in most cases is adjacent to a street. These spaces have a proposed sunken courtyard for private open space. The maximum depth of these sunken courtyards for any apartment is 3.3m and most typically they diminish to 0 as the street falls. Spaces adjoining tree 32 (which is now retained) are slightly sunken by 0.8m to allow the tree to maintain its natural ground level. Building J is also slightly sunken to help reduce visible mass.

All other frontages (noted in a dotted line) have an internal floor plate that is flush or slightly raised above the adjoining land. This level connection to key communal and public open spaces is critical for quality edges to the public open spaces.

BUILDING	TYPICAL/ AVERAGE DEPTH	MAXIMUM DEPTH
A	1.7m	2.2m
B	1.65m	3.3m
C	<0.6m	2.6m
D	0m	0m
E	1.8m	1.8m
F	0.9m	1.8m
H	0.75m	1.5m
J	1.5m	1.9m

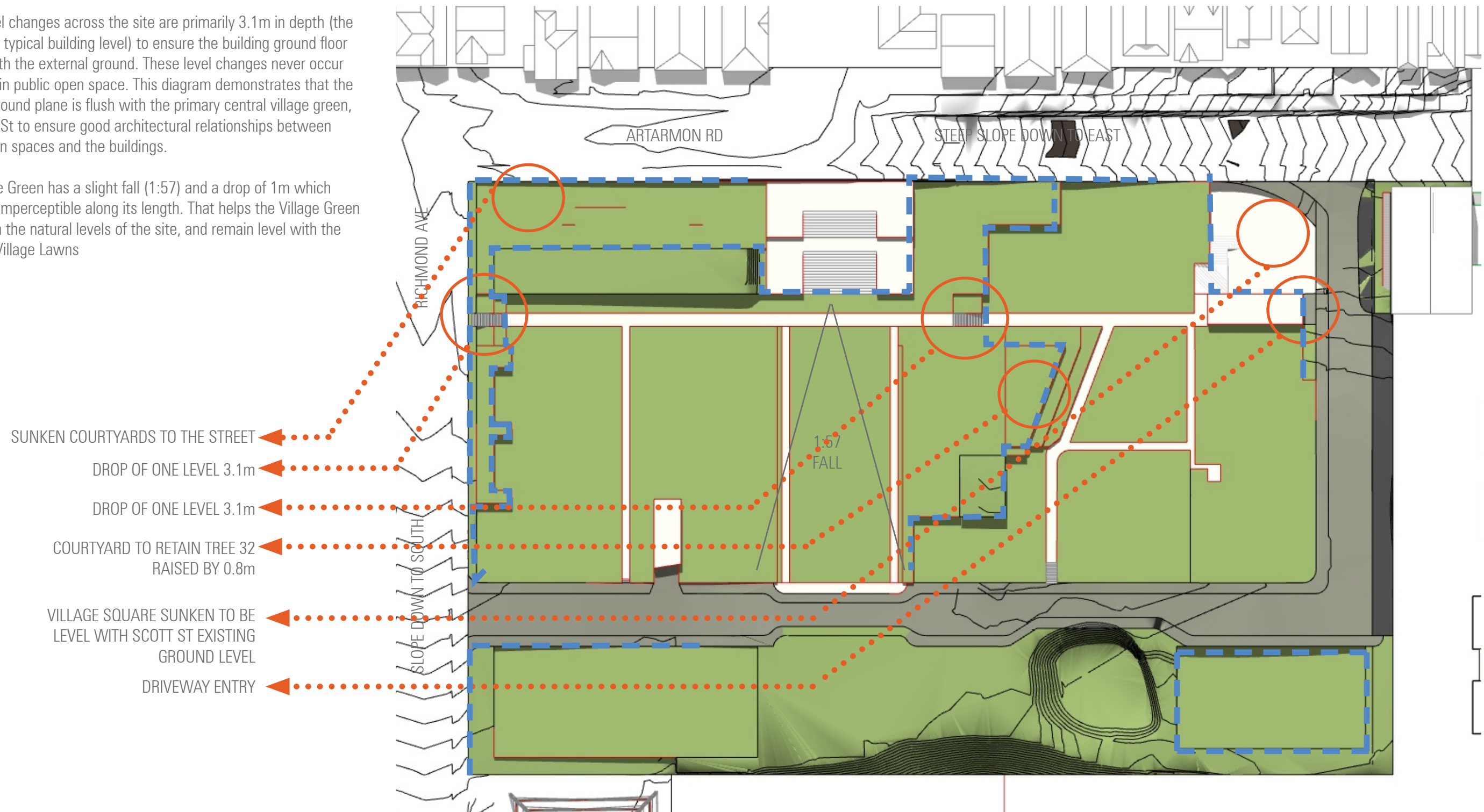


3.20 LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN

The follow aerial site plan demonstrates the main level changes across the site. Generally the site falls in a south easterly direction, to suit the natural falls of the site and surrounding streets. Shadows cast are based on midday March 21st.

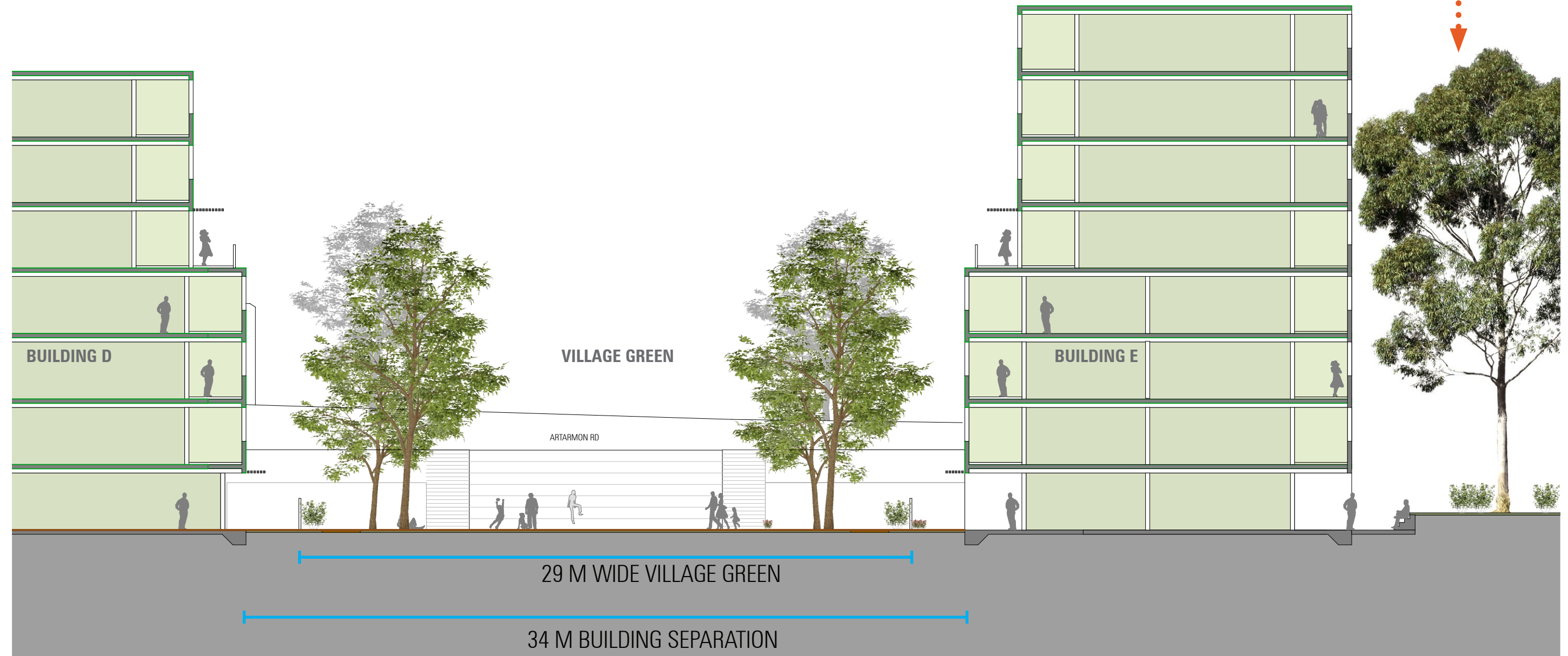
Major level changes across the site are primarily 3.1m in depth (the same as a typical building level) to ensure the building ground floor is flush with the external ground. These level changes never occur on the main public open space. This diagram demonstrates that the building ground plane is flush with the primary central village green, and Scott St to ensure good architectural relationships between public open spaces and the buildings.

The Village Green has a slight fall (1:57) and a drop of 1m which would be imperceptible along its length. That helps the Village Green to fall with the natural levels of the site, and remain level with the southern Village Lawns



3.21 LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN

This section through the Village Green demonstrates the typical flush condition of the buildings with the main public domain. This ensures an active ground plane, good passive surveillance, active facades and good solar access. This section also demonstrates how the 29m width of the park is civic in nature, helping to make the public feel welcome. The significant scale of tree 32 (now proposed to be retained) in the adjoining courtyard is also now a feature of the open space.



3.22 LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN

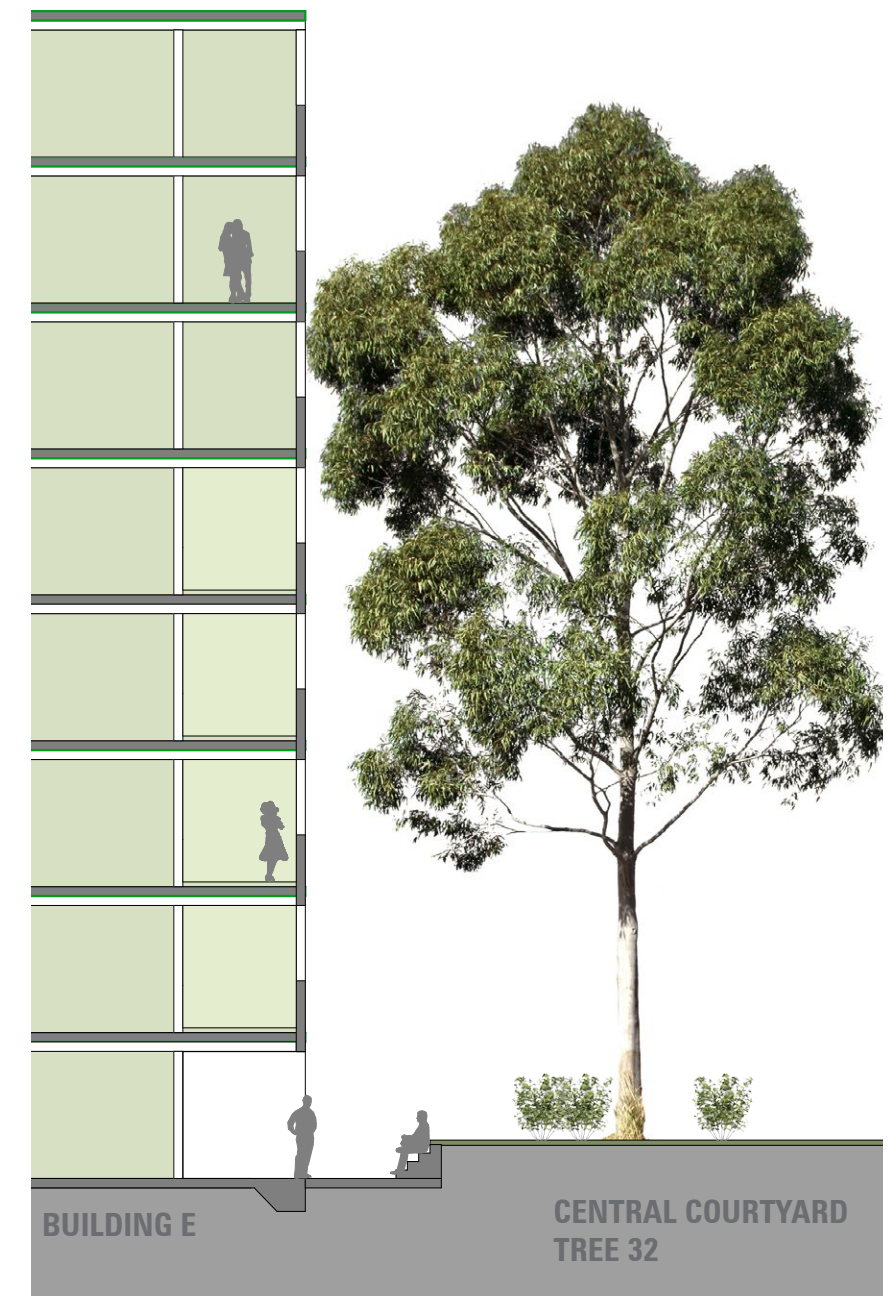
These sections demonstrate the three main sectional conditionals on the Village green or central courtyards.



CENTRAL PARK - FLUSH CONDITION
Primary condition for the Village Green, the courtyard between building C and D and the new courtyard for tree 32.



CENTRAL PARK - MAXIMUM RAISED CONDITION
maximum 1m raised level due to slight fall on the Village Green located at the southern end of building E and D.



TREE 32 COURTYARD - TYPICAL CONDITION ADJACENT TO TREE 32
0.8m between tree 32 natural ground level and internal floor level

3.23 LEGIBILITY OF PUBLIC OPEN SPACE AND SITE LINKAGES

Legible, safe and accessible public space lies at the core of this proposal. The following urban design principles have been applied:

- a strong framework of public spaces, roads and buildings
- large open spaces that connect the street with the southern views
- an increase in public open space which is safe, easily accessed and legible
- a wide frontage to Artarmon Rd at the Gateway to help the Village Green feel generous and public in nature
- a clear logic to public and private open space which avoids ambiguity. This helps the public realm feel legible, safe and inviting
- communal space dimensions are generous, civic scale spaces
- quality public domain finishes which again provide a civic vernacular

The following sections demonstrates how the key public open spaces are all flush with the adjoining buildings. This helps to create a strong connection between internal and external space, good passive surveillance and active building frontages. No buildings on the main Village Green are sunken below the park level.

To clarify, the new central open space is still significantly larger than the approved 'Nine Network Reserve' on Artarmon Road.

Soft and hard landscaping calculations have been provided within this document.

APPROVED NINE NETWORK RESERVE
ON ARTARMON RD (ROTATED)

25M
127M

PROPOSED VILLAGE GREEN AND
VILLAGE LAWNS

29M
137M
30M
96M

COMPARATIVE DIAGRAM OF THE MAIN PUBLIC OPEN SPACE DIMENSIONS:

