



6 - 30 ARTARMON RD WILLOUGHBY

On Behalf of LEPC 9 Pty Ltd
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INTRODUCTION

In October 2017, LEPC9 submitted a S75W modified concept plan for the Channel 9 site. Feedback was sought from Willoughby Council, the Department of Planning, Office of the Government Architect and the wider community.

The Department of Planning summarised the key concerns and requests for additional information to be addressed in this Response to Submissions (RTS).

This report addresses these issues identified by the Department of Planning and Environment relating to the urban form and structure of the amended masterplan. For response to all other issues and submission by other agencies please refer to the 'Reponse to Submissions' report prepared by Ethos Urban.





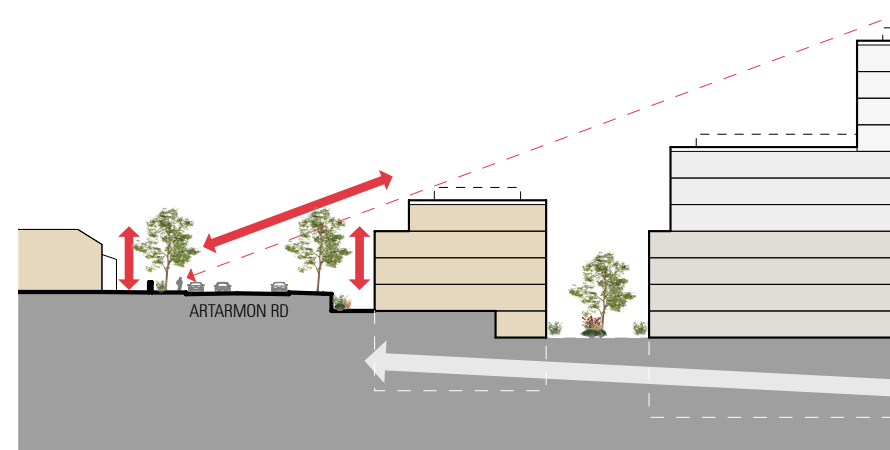
2.1 APPROPRIATE INTERFACE BETWEEN BUILDINGS AND PUBLIC DOMAIN

DEPARTMENT ITEM 2.1:

“Further demonstrate the appropriateness of the interface between the proposed buildings and the existing public domain and proposed publicly accessible open space, particularly the dwellings below ground adjacent to Artarmon Road and Richmond Ave.”

Careful attention has been paid to the scale of buildings and creating the optimal interface between buildings and the public domain. The following key principles have been applied across the site to protect residential amenity and the interface with the public domain. Details for these principles are provided on the following pages.

As the site has significant cross falls and steep surrounding streets, the design has carefully considered how to mitigate these changes, and provide the best urban outcome. Rather than create complex level changes across the entire sloping site, significant effort has been placed on creating logical and largely level plateaus across the site as outlined in the following pages.



PRINCIPLE 1

A LOW SCALE STREET EDGE WITH SUNKEN APARTMENTS ON ARTARMON RD AND RICHMOND AVE.

THIS REDUCES BULK AND SCALE FOR THE STREET, AND CONCEALS THE HEIGHT OF THE BUILDINGS WITHIN THE SITE.



PRINCIPLE 2

THE GROUND FLOOR OF ALL BUILDING ARE FLUSH WITH THE PUBLIC DOMAIN THEY SIT ADJACENT TO.

THIS PROMOTES GOOD PASSIVE SURVEILLANCE AND HIGH QUALITY RESIDENTIAL AMENITY

2.1 LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN

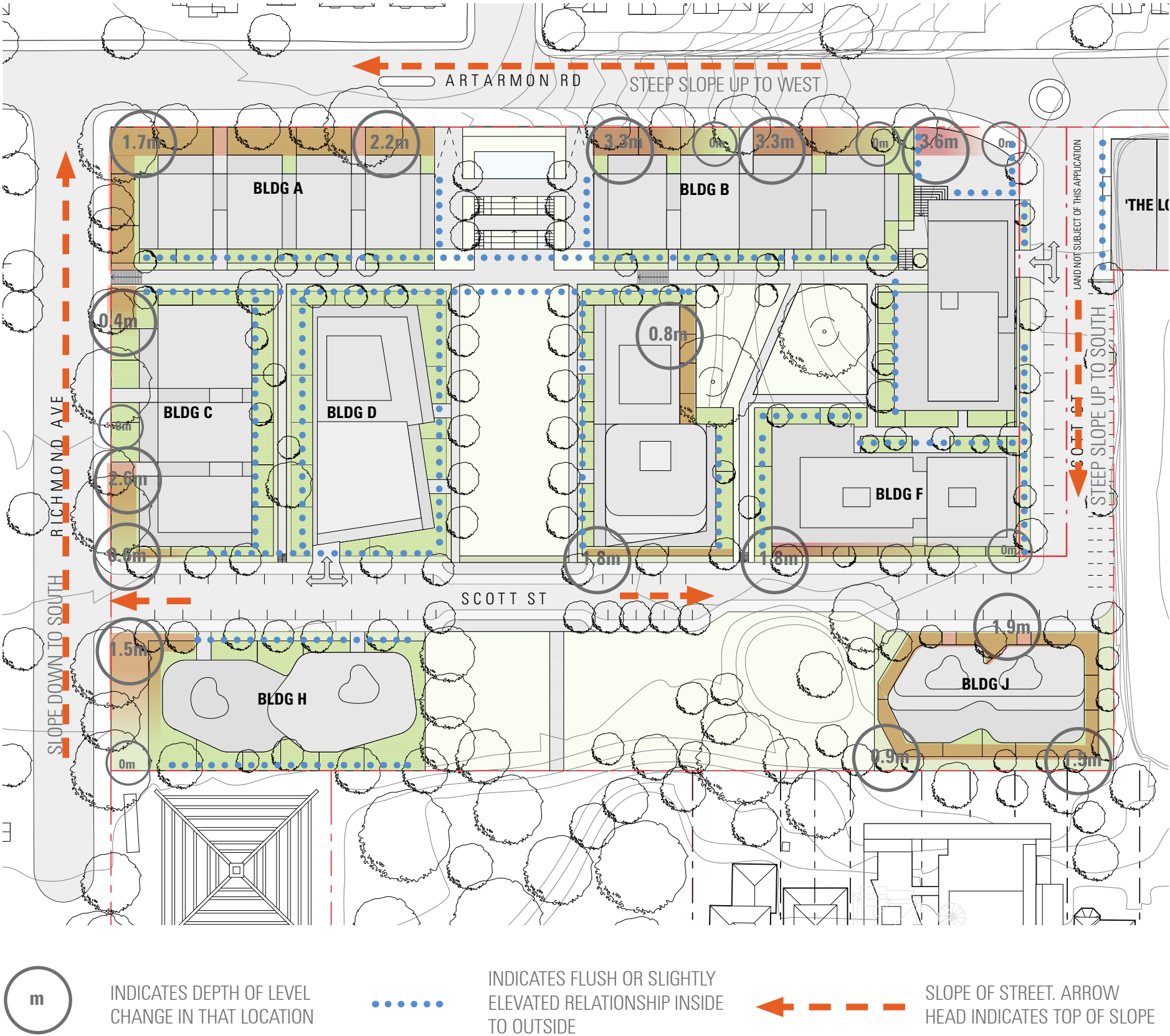
The following plan indicates where any frontage to a building sits below the adjoining land level, which in most cases is adjacent to a street. These spaces have a proposed sunken courtyard for private open space. The maximum depth of these sunken courtyards for any apartment is 3.3m and in most cases is significantly less than this. Typically they diminish to 0 along the steep surrounding streets to the site.

Spaces adjoining tree 32 (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.

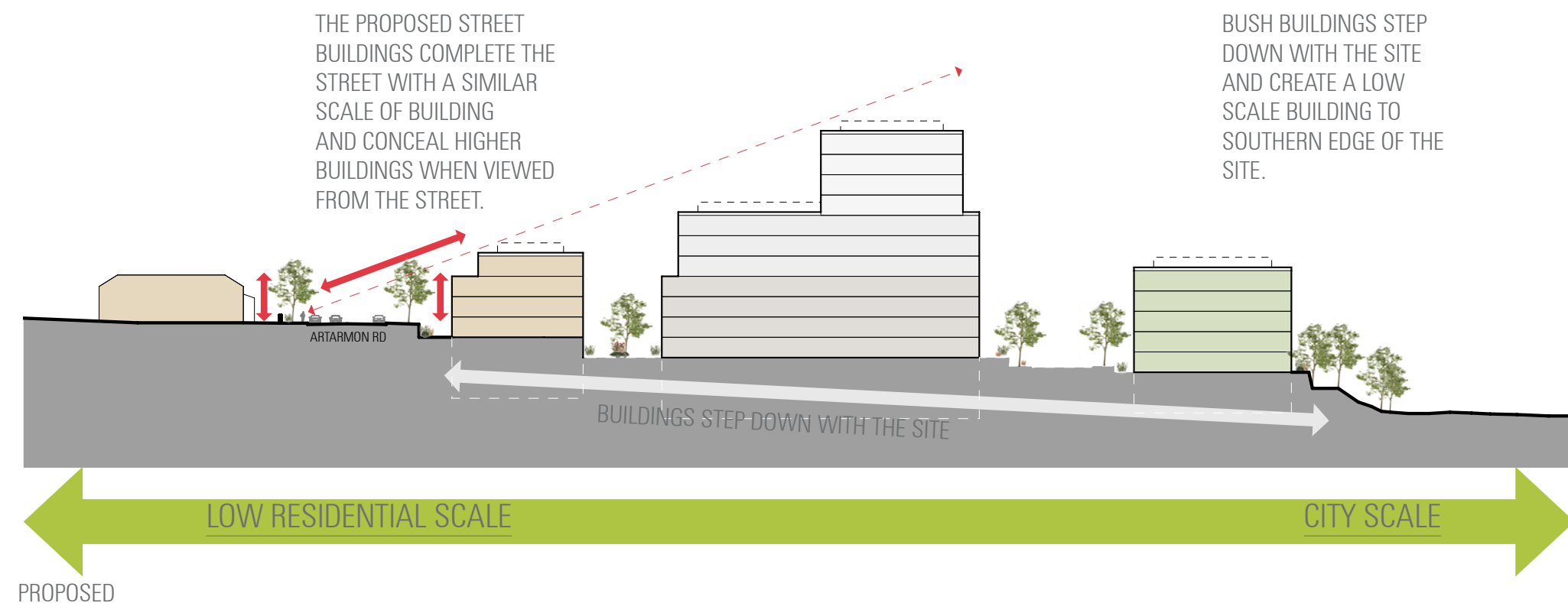
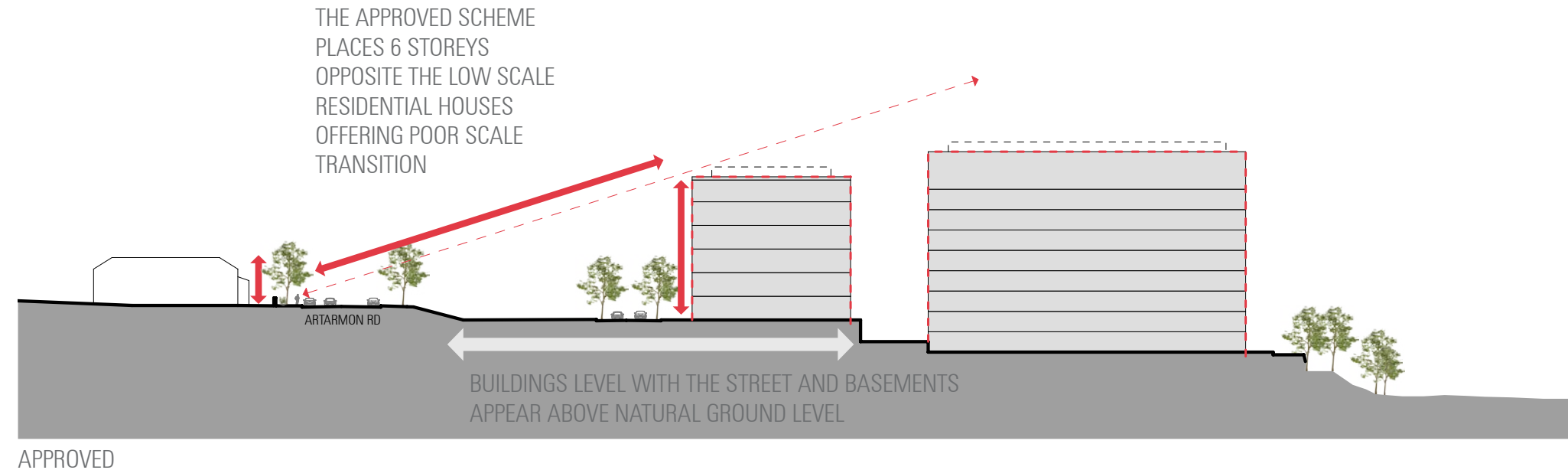
For further information on level interfaces of the public and communal open spaces, refer to item 7.2 in this report.

BUILDING	TYPICAL/AVERAGE DEPTH BELOW STREET LEVEL	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
G	0m	0m
H	0.75m	1.5m
J	1.5m	1.9m



2.1 A TRANSITIONAL SCALE ON ARTARMON RD AND RICHMOND AVE

Careful attention has been paid to the scale of buildings. The street buildings proposed help to complete a street that is of a similar scale to the single and double storey houses. They also help to shield the public street from seeing the higher buildings which are setback into the site. The result is a better transition of building scale from the low scale residential street to the taller buildings within the site and then the large infrastructure of the highway and city beyond. Within the site, buildings have been set down below natural ground level to reduce visible bulk and allow buildings to step down with the natural fall of the hillside. This ensures no basements are visible from the public domain.



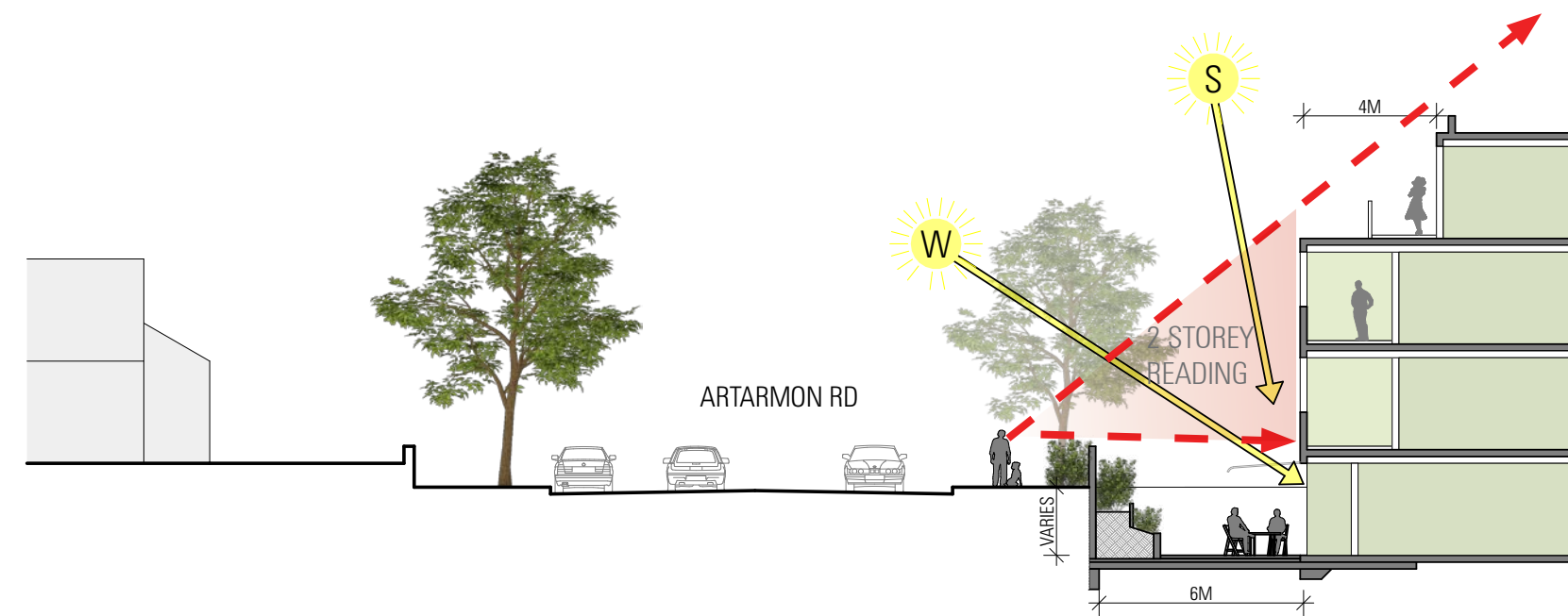
2.1 A LOW SCALE STREET

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 conceal its mass, whilst the top storey has been setback from the street. The resultant visible mass is two storeys, and sits respectfully across from the single storey houses elevated on the escarpment. These street buildings are a critical edge to the site, helping to complete the streetscape, and conceal the higher buildings which sit deep into the site. All existing mature street trees outside the site will be maintained with the exception the trees that conflict with the proposed Scott St. The sunken courtyards still allow for good solar amenity, whilst a planted street edge and fence will reduce overlooking from the street.

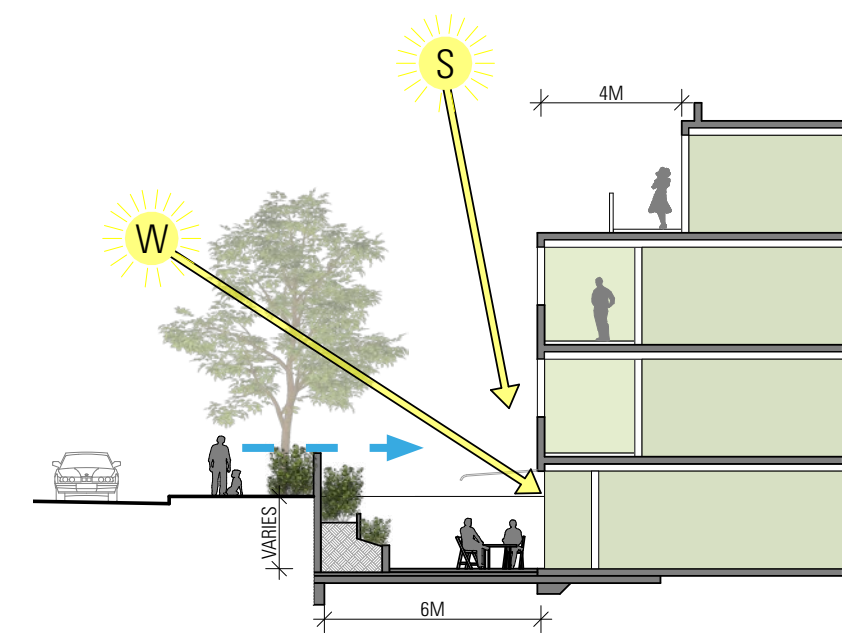
The following pages provide more detail and built precedents for this apartment typology.



Precedent of apartment amenity for sunken levels. Source: Garden House by De Matos Ryan



REDUCTION OF VISUAL BULK



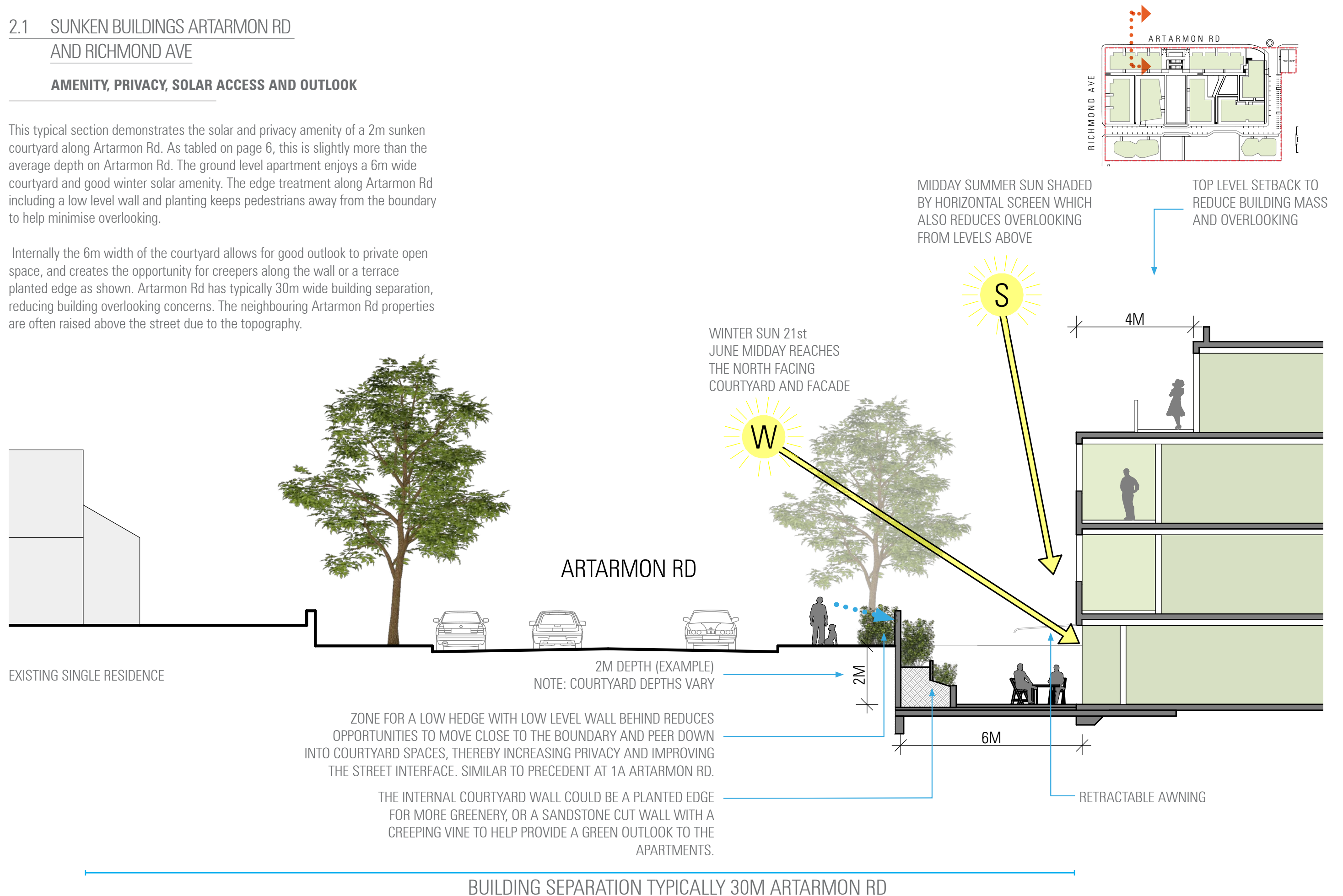
VISUAL PRIVACY TO COURTYARD FROM STREET

2.1 SUNKEN BUILDINGS ARTARMON RD AND RICHMOND AVE

AMENITY, PRIVACY, SOLAR ACCESS AND OUTLOOK

This typical section demonstrates the solar and privacy amenity of a 2m sunken courtyard along Artarmon Rd. As tabled on page 6, this is slightly more than the average depth on Artarmon Rd. The ground level apartment enjoys a 6m wide courtyard and good winter solar amenity. The edge treatment along Artarmon Rd including a low level wall and planting keeps pedestrians away from the boundary to help minimise overlooking.

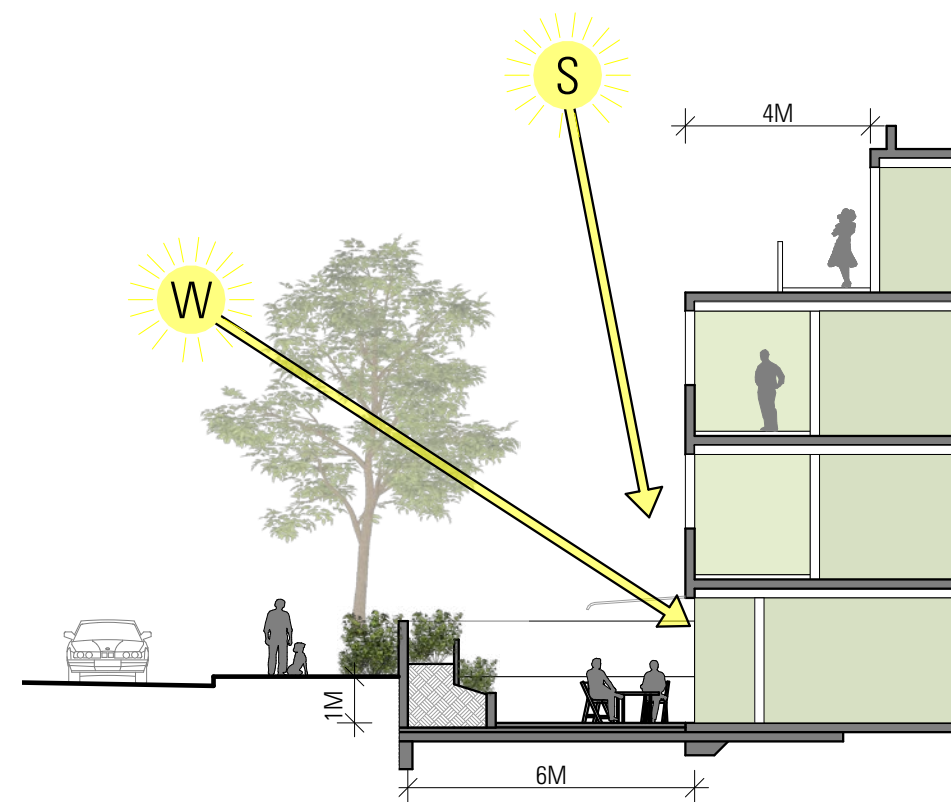
Internally the 6m width of the courtyard allows for good outlook to private open space, and creates the opportunity for creepers along the wall or a terrace planted edge as shown. Artarmon Rd has typically 30m wide building separation, reducing building overlooking concerns. The neighbouring Artarmon Rd properties are often raised above the street due to the topography.



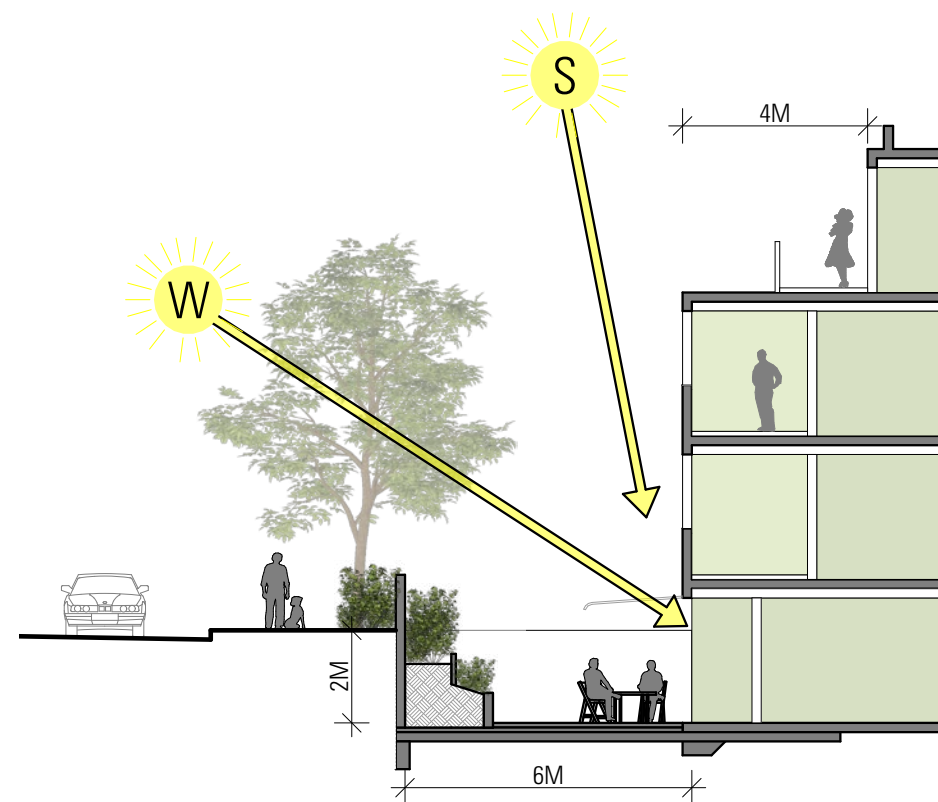
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AMENITY, PRIVACY, SOLAR ACCESS AND OUTLOOK

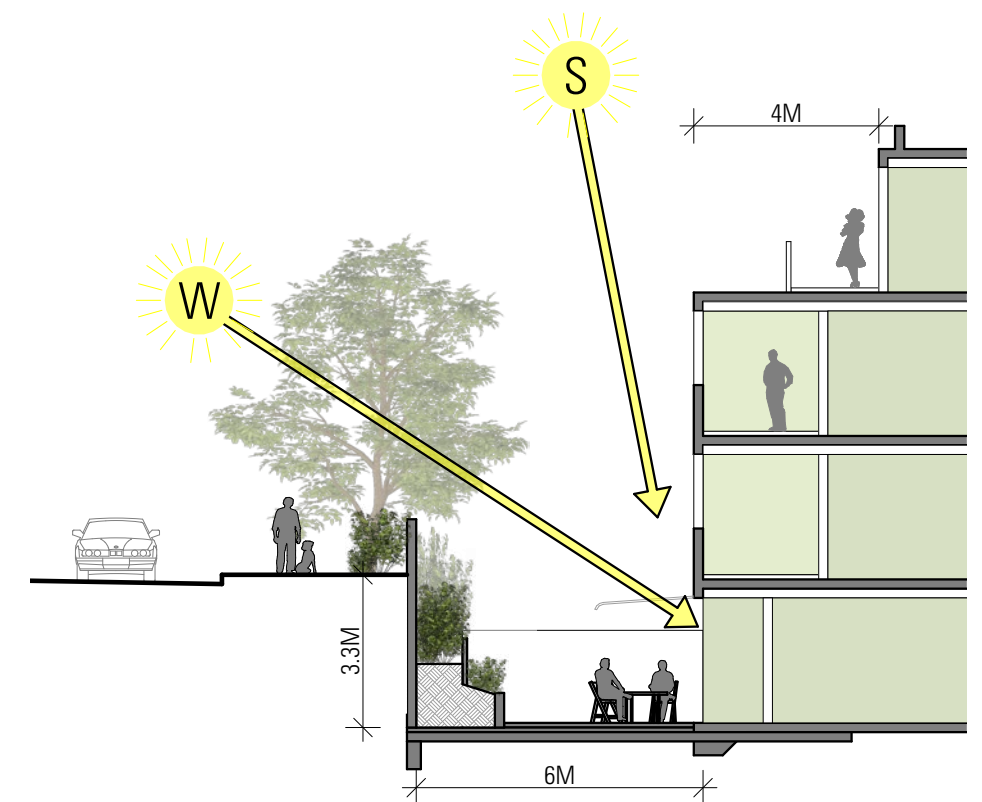
The following sections demonstrate the full range of depths for the sunken courtyards along Artarmon Road and Richmond Avenue. All of the courtyards retain good residential amenity, solar access and minimal overlooking.



1M DEPTH



2M DEPTH



MAXIMUM 3.3M DEPTH
(BUILDING B ONLY)

2.1 SUNKEN BUILDINGS

PRECEDENT 1

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

2.1 SUNKEN BUILDINGS

PRECEDENT 2

Another example of well considered sunken courtyard type apartments are part of the “Alura” development at 81 Gerard Lane, Cremorne.

This high quality 4 storey residential development presents a modest 2-storey facade with mansard roof to the main street, fitting in well within the overall context. The sunken units are well integrated into the design with the use of a quality planting scheme, appropriate setbacks and screened balustrades to balance privacy with access to natural daylight.

The building facade offers setbacks from the street between approx. 3-6m with strong articulation of the overall building massing. The lower ground units take advantage of the space, being afforded generous private outdoor areas with surrounding green edges.



Images of screened sunken courtyards.



Street elevation showing 2-storey presentation with screened sunken level.

2.1 SUNKEN BUILDINGS

PRECEDENT 3

The “Pindari” in Randwick, NSW by architects Candalepas Associates is a multi-award winning residential development, utilising well designed sunken levels facing the steep surrounding streets.

The overall development comprises of a series of buildings including terraces and multi-storey apartment buildings. Due to the nature of the sloping site the buildings have been thoughtfully integrated into the surrounding by utilising semi-sunken units facing the streets. Appropriate setbacks, privacy screening and wide frontages balance visual privacy with an abundance of natural daylight to the units.

The generous private outdoor space afforded to the units with a strong connection to the interior creates an expansive feel without compromising on privacy from the street. The scope for residents to add individual finishes and furnishings without impacting the appearance of the building as a whole are distinct advantages over the upper level units.



SOURCE: <http://www.lscronulla.com.au/residential-for-lease/0000298414.html>
 SOURCE: <http://www.candalepas.com.au/home/case-studies/pindari-apartments/>



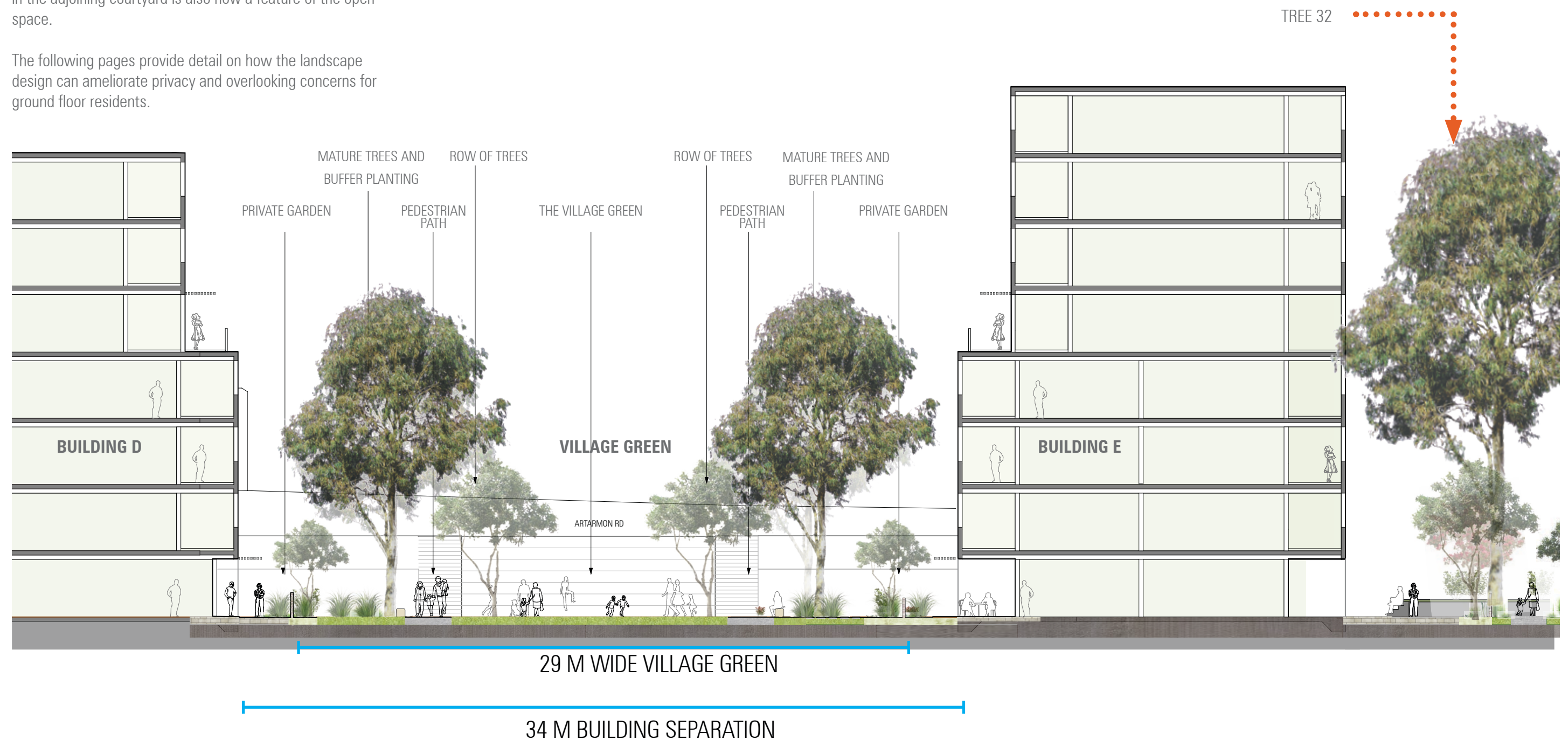
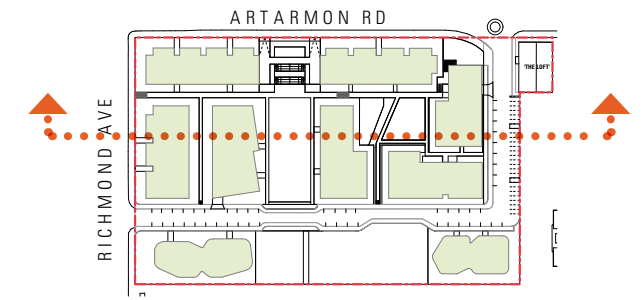
3.1 VIEW 5- PROPOSED VIEW ARTARMON RD LOOKING EAST

Artists Impression - Indicative only

2.1 LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN - VILLAGE GREEN

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.

The following pages provide detail on how the landscape design can ameliorate privacy and overlooking concerns for ground floor residents.



2.1 LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN - VILLAGE GREEN

These sections demonstrate the two main sectional conditionals on the Village green to demonstrate the high level of visual amenity, including good outlook and landscape design that can reduce privacy and overlooking concerns.



VILLAGE GREEN

**BUILDING E
(BLD D MIRROR)**

CENTRAL PARK - FLUSH CONDITION

Primary condition for the Village Green, the courtyard between building C and D and the new courtyard for tree 32.



VILLAGE GREEN

**BUILDING E
(BLD D MIRROR)**

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.

2.2 SCOTT STREET SETBACKS

DEPARTMENT ITEM 2.2:

“Reconsider the building setbacks to Scott Street, noting that a zero setback is inconsistent with the established setbacks in the area and throughout the concept plan.”

The retention of Scott St includes the following principles:

- a roundabout on Artarmon Rd which will require some minor kerb changes.
- retention of the original Scott St road width and kerb alignments
- retention of the on street parking, both parallel and 90 degree spaces.
- reduction of ‘The Loft’ forecourt to widen the entry to Scott St.
- creating a Village Square to the west of Scott St.
- no development works other than the road or driveway works are located on Willoughby City Council land.

The boundary line for Scott Street does not align with the kerb line. Whilst the buildings on Scott St may be setback 1m from the boundary, the resulting streetscape and verge will create an overall street consistent with the existing neighbourhood and the southern new section of Scott Street. To setback further from the kerb could create an ambiguous and unusually deep street setback condition, that would not be consistent with the area.

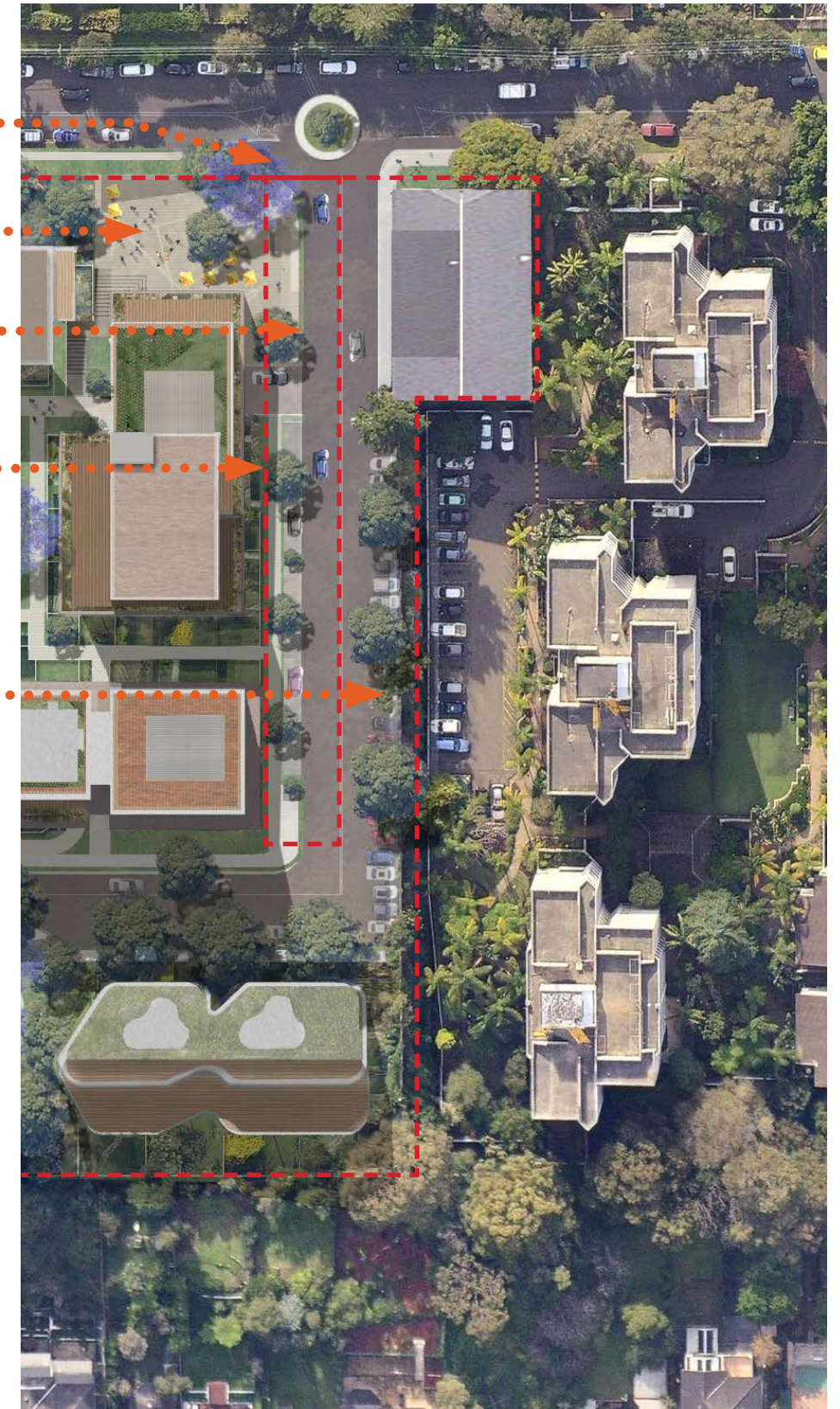
CURB AND FOOTPATH ALTERED TO
SUIT ROUND ABOUT

VILLAGE SQUARE NOW ON THE
WESTERN SIDE OF SCOTT ST

ORIGINAL CURB LINE RETAINED

NO MASSING, OR PRIVATE GARDENS
OVER THE BOUNDARY LINE

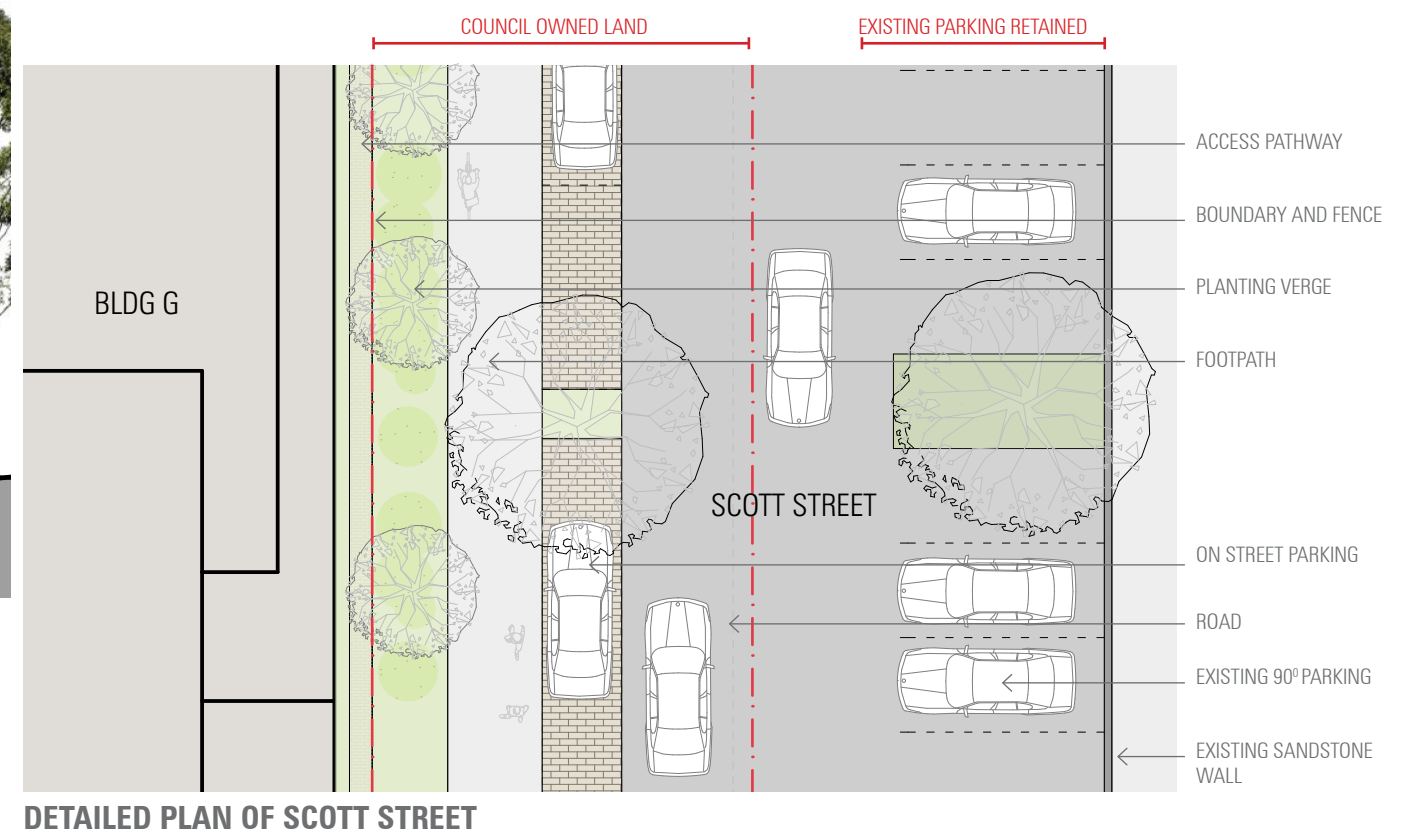
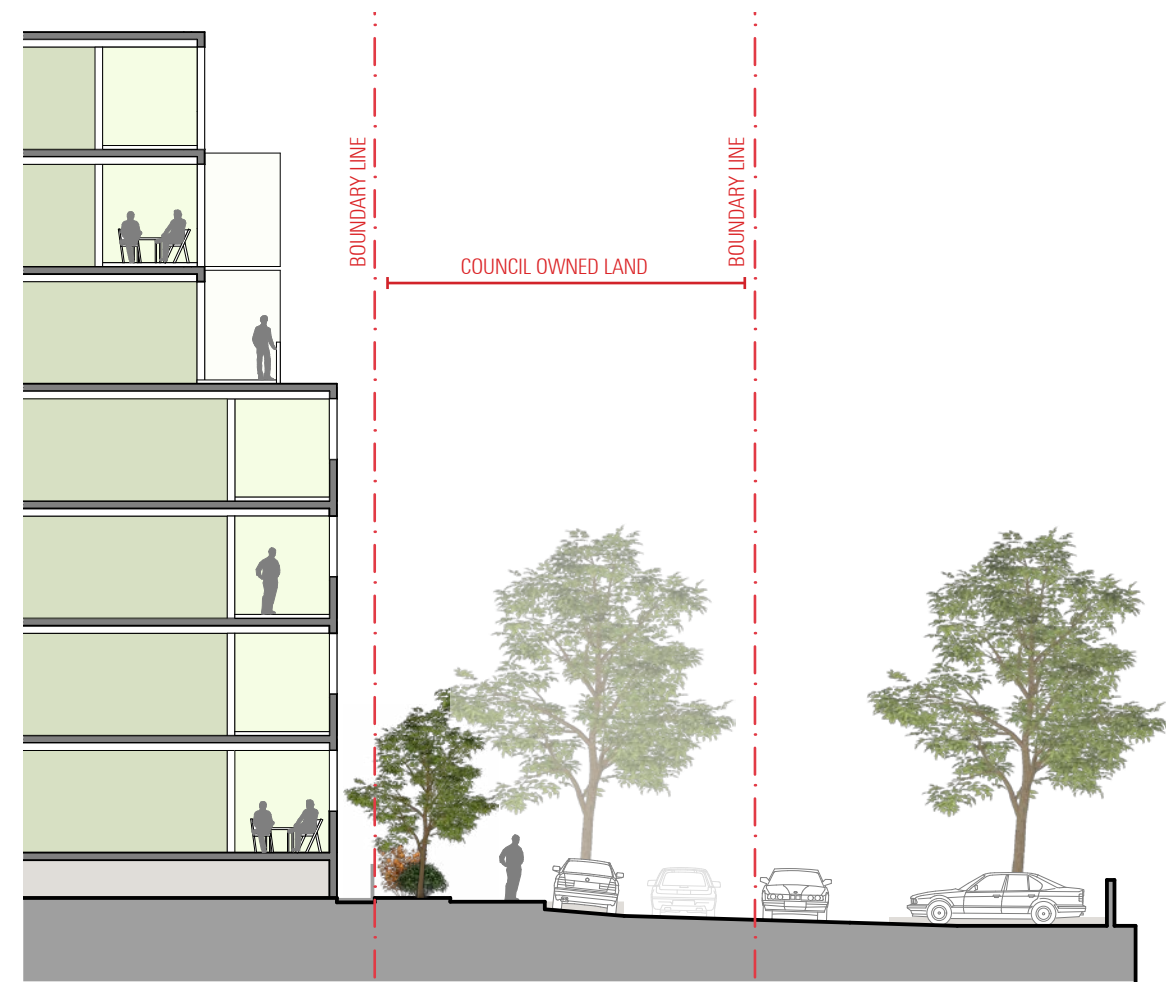
RETAINED 90 DEGREES
PARKING ALONG SCOTT STREET



2.2 SCOTT STREET SETBACKS

Scott Street provides generous public access and amenity. It also has ample planting and landscaping zones, parking allocation on both sides and maintenance access for Building G.

Due to the existing steep topography of Scott Street, most of the building frontage of Building G is not an apartment at ground level. Apartments will enjoy private balconies, raised slightly above the street level



3.1 COMMUNAL AND PUBLIC OPEN SPACE

DEPARTMENT ITEM 3.1:

“Reconsider the proposed publicly accessible space and communal open space throughout the concept plan, noting the proposed building envelopes and visual legibility of the open space surrounded by Building B, E, F and G is more akin to communal open space rather than public open space.”

In response to the department’s comments we have designated the proposed courtyard between building B,E,F and G to communal open space for the purpose of open space calculations. Due to its considerable size and connection to the Village Square, we propose to maintain public through site links through this communal space. This will be supported by detailed design and way finding measures to ensure public thoroughfare is possible.

The following pages provide updated open space calculations, and demonstrate that despite making this space communal, the overall scheme offers a considerable increase in public open space.

LINKS TO VILLAGE GREEN AND VILLAGE SQUARE

IMPROVED AMENITY TO COMMUNITY OPEN SPACE

TREE 32 RETAINED

IMPROVED AMENITY AND ASPECT TO APARTMENTS

LINKS TO PARKS AND PLAY EQUIPMENT

VIEW ACCESS TO CITY SKYLINE

