

Thursday, 30 May 2018

RE: CHANNEL 9 – RESPONSE TO AJC REVIEW

Please find below an outline of responses to the AJC Summary of Concerns.

AJC Summary of Concerns	CHROFI Response
1. The interaction of each building with their surrounding streets and public spaces are not adequately documented. Uses shown in rendered views are not evident in drawings.	Further details of the interaction between the buildings and their surrounding streets and public spaces are provided in the Response to Submission including plans, sections and diagrams. Plans and diagrams of the proposed non-residential uses on the Village Square have been included.
2. Basement apartments will negatively affect street quality, particularly where sunken courtyards directly abut property boundaries.	We understand the concern with courtyard apartments however do not agree they will adversely affect the street quality. Overlooking a fence can occur with flush or courtyard apartments. We agree that keeping fences low at a maximum of 1.2m high is important for the streetscape character. In dealing with the steep slopes of Artarmon Road, we feel there is merit in having courtyard apartments rather than blank facades above street level. However to address the concern we have reviewed the massing and site levels to remove the deepest apartments which occurred in Buildings A, B and C. A plan identifying the amended levels at the street interfaces to Artarmon Road and Richmond Avenue is attached to this letter. Now the deepest of these level changes is 2.2m, and most are considerably less. Apartments can also be designed to ensure the living room is located where the lowest level change occurs, and stepping down from the street can be dealt with sensitively to maximise privacy and open space. Whilst we support the approach of courtyard apartments, we would not object to the alternative of raising the building one level to avoid them as suggested by AJ+C, particularly perhaps on Building A and C where the street is not as steep. It is noted that the detailed design of courtyards will be included in future Development Applications and subject to further assessment.

3. The apparent 3.6 metre height change along the length of the Village Square would conflict with the footpath, although the interface is not clear from the drawings. It is not clear how the vertical change is accommodated within the square.	We understand the concern with the Village Square being lower than the street. Artarmon Road is a very steep road at this point in the site. The level of the village square has been chosen to match the level at the corner of Scott Street and Artarmon Rd. Choosing a higher level to match a higher position of Artarmon Road would result in a square raised above Scott Street or requiring stepping down to Scott Street. On merit we felt this stepping down would reduce the square's size, flexibility and accessibility. The footpath on Artarmon Road would be designed to remain at the same level as the street. Further road and footpath detailed design would be required. A stepped condition from Artarmon Road into the square could be considered. The detailed design of the Village Square will be subject to further detailed design as part of the future Development Application.
4. Public thoroughways need to be accessible paths of travel. This will require a public lift at the Village Square.	Accessible paths of travel can be provided wherever possible through ramps rather than stairs. As the BEFG courtyard is now communal open space, a public lift may not be required.
5. The BEFG Courtyard is better characterised as a Communal Open Space than Public Space due to issues with access and the (assumed) all-residential perimeter.	The BEFG courtyard has been changed to Communal Open Space as suggested.
6. ADG minimum building separation distances between Building G and Buildings B and F are not achieved.	Building separations have been increased. Further detail on these building separations has been provided to demonstrate high quality apartment layouts.
7. The proposed roundabout at Artarmon Road and Scott Street should be deleted or redesigned.	We remain flexible to remove the roundabout and follow the preferred direction of council. This may help address the footpath concerns of item 2.
8. The existing public view corridor down Scott Street should be retained.	We agree the view corridor along Scott Street to St Leonards would be a desirable view corridor to maintain. We have reviewed the suggestion to relocate Building J further west into the Village Lawns. On merit, we feel that moving Building J is not the best outcome. The trade-off for providing a view from Scott St is to lose the more generous escarpment park (which has extensive views) and to lose the unique landform of the playground bowl which acknowledges the Channel 9

	history and past use of the site. It could also create an ambiguous termination to Scott Street. Given that the view corridor along Edward Street and the Village Lawns is provided, which runs for a much longer distance through the neighbourhood, we feel moving J is not warranted. On merit we feel the current location of Building J is preferable however remain flexible on this point.
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Kind Regards,



Tai Ropiha (Director)

2.1 LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN

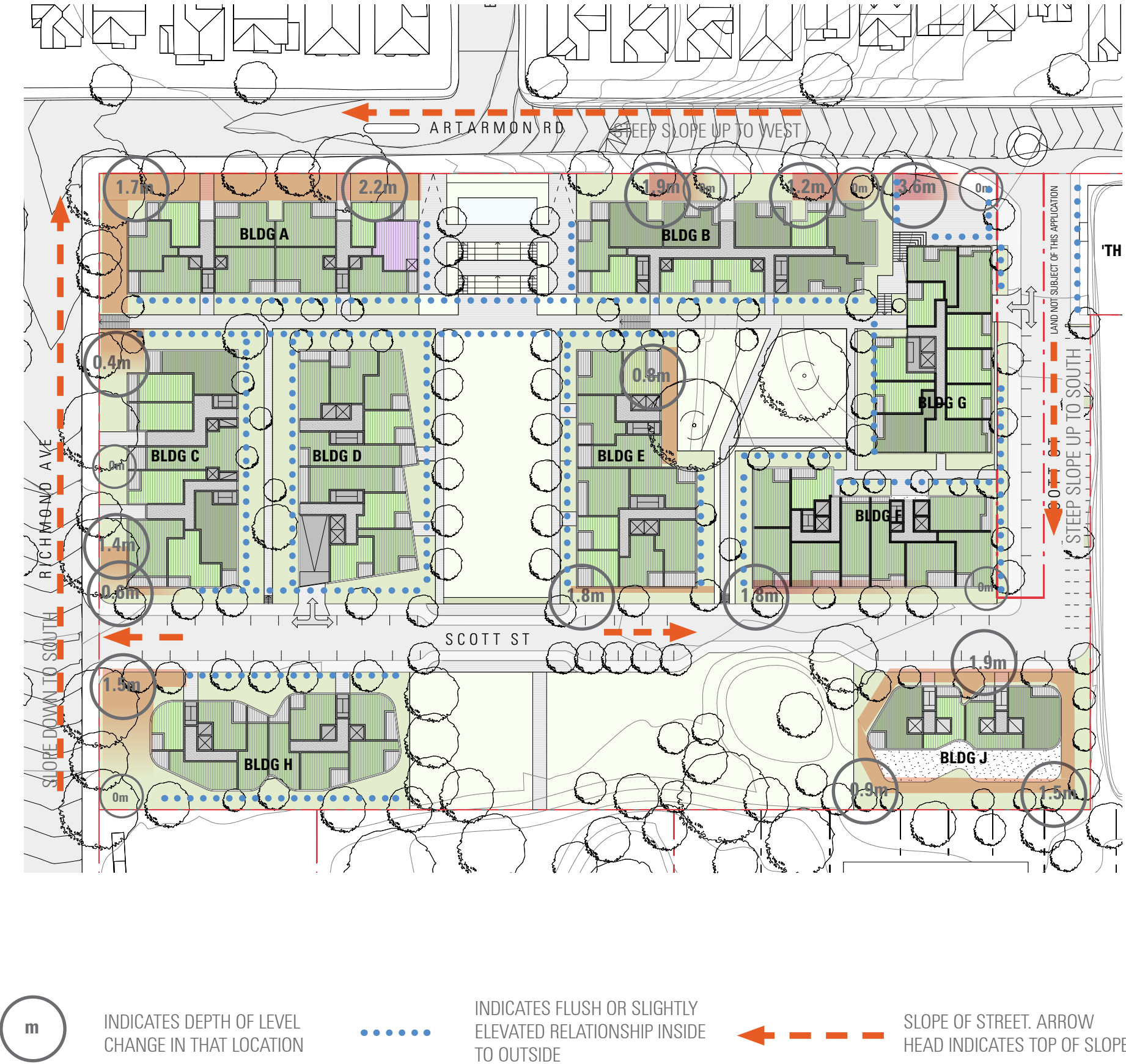
The following plan indicates where any frontage to a building sits below the adjoining land level, which in most cases is adjacent to a street. These spaces have a proposed sunken courtyard for private open space. The maximum depth of these sunken courtyards for any apartment is 2.2m and in most cases 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.

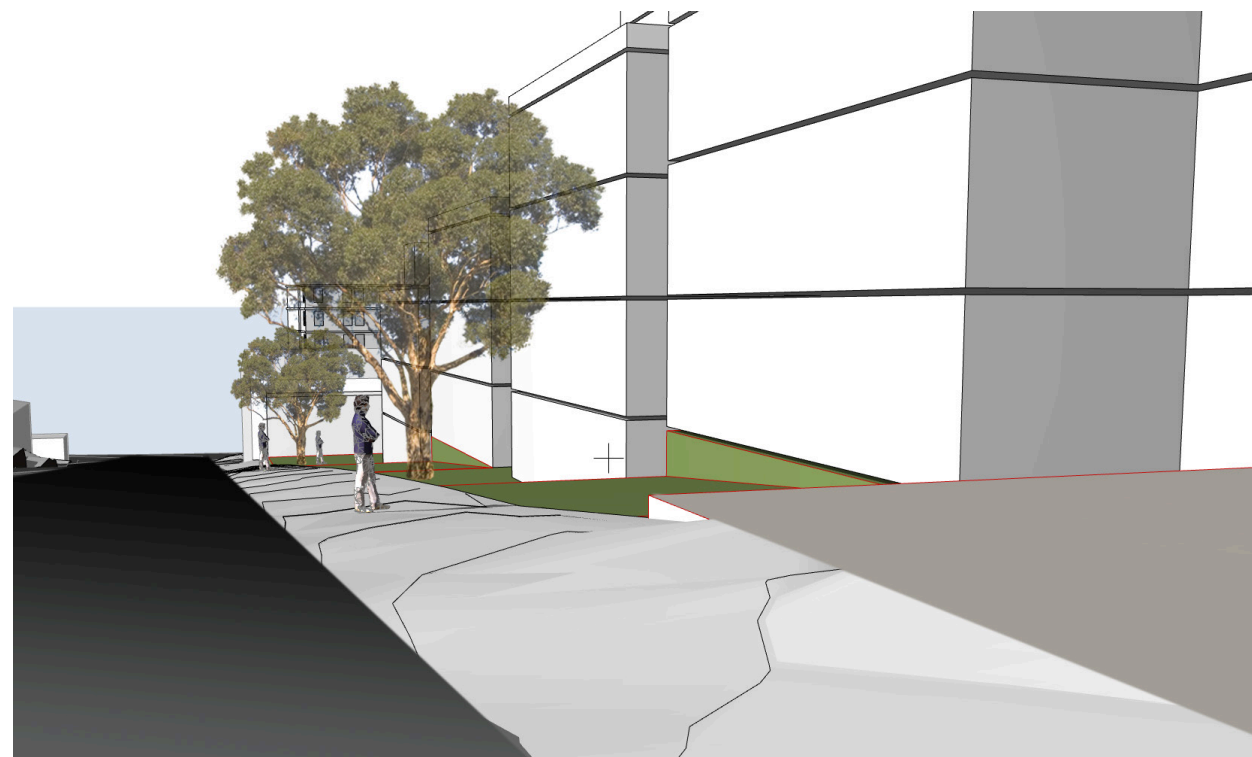
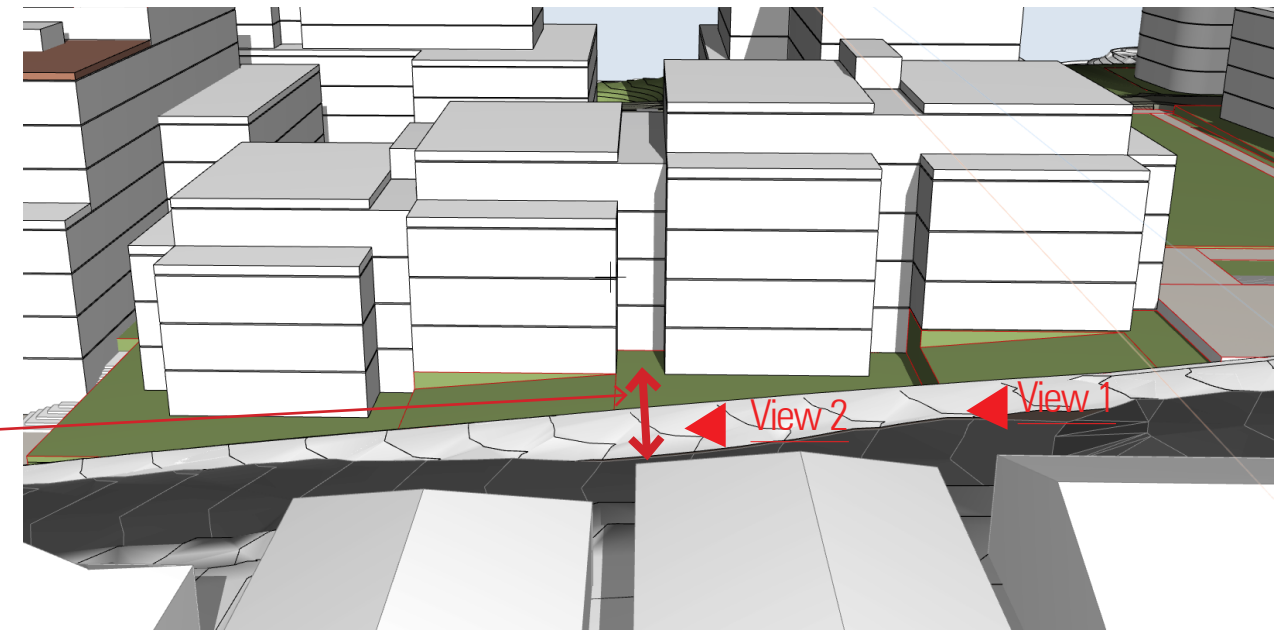
BUILDING	TYPICAL/AVERAGE DEPTH BELOW STREET LEVEL	MAXIMUM DEPTH
A	1.7m	2.2m
B	0.95m	1.9m
C	<0.6m	1.4m
D	0m	0m
E	1.8m	1.8m
F	0.9m	1.8m
G	0m	0m
H	0.75m	1.5m
J	1.5m	1.9m



2.1 BUILDING B - PROPOSED CHANGES

The steep slope of Artarmon Road alongside building B requires the base of the building to step down with the site. The proposed levels create an entry that is flush with Artarmon Road.

Flush Entry with street level

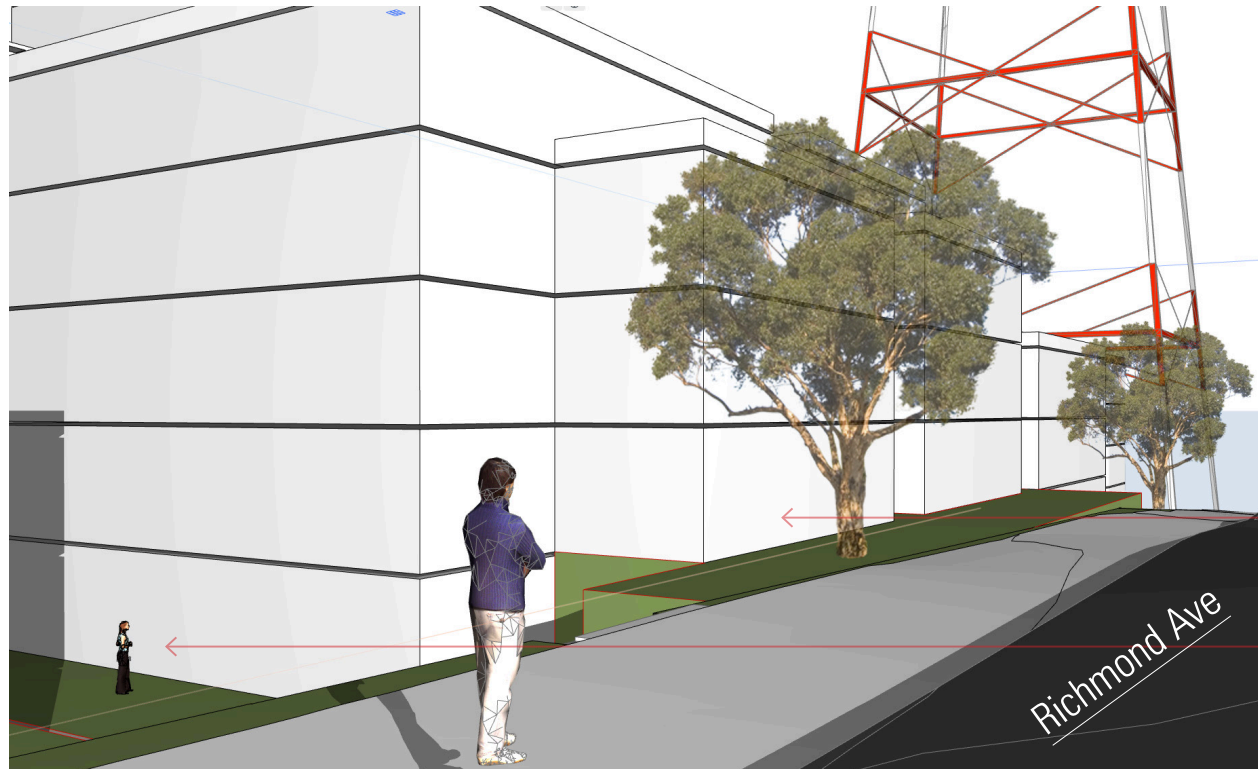


View 1: Artarmon Road - Looking East at the Village Green



View 2: Artarmon Road - Looking East

2.1 BUILDING C - PROPOSED CHANGES



Richmond Ave - Looking South

Apartment flush with street

Apartment flush with landscaping, north facing.
Apartment would receive 2 hrs sun at winter solstice between 1pm-3pm.

Apartment entries flush with street.

Apartment flush with Scott Street



Richmond Ave - Looking North