

5.1 INTEGRATION URBAN PATTERN

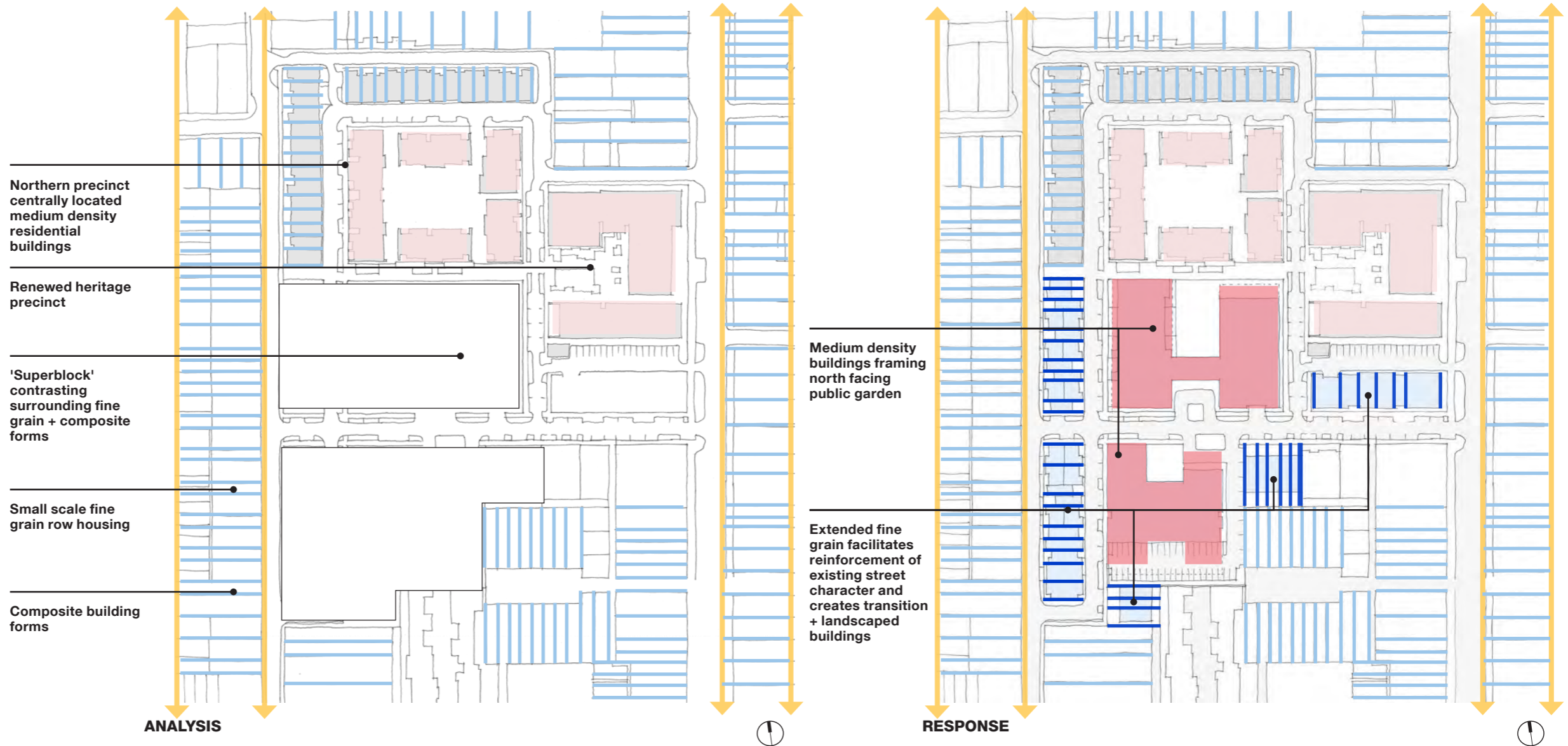


Typical Residential Streetscape



Mixed use, industrial forms

- / A warp and weft pattern is created by the uniform street grid and housing blocks with primary streets running in a predominantly North South direction and secondary streets in an East West direction.
- / Smaller scale fine grain row housing with limited setbacks is a common characteristic of Richmond. Coarser grain larger industrial forms contrast with fine grain residential to create a varying urban pattern along the relatively uniform street grid.
- / It is proposed that the fine grain residential scale is continued around the perimeter of the development site which creates an appropriate transition in scale to the taller central building forms

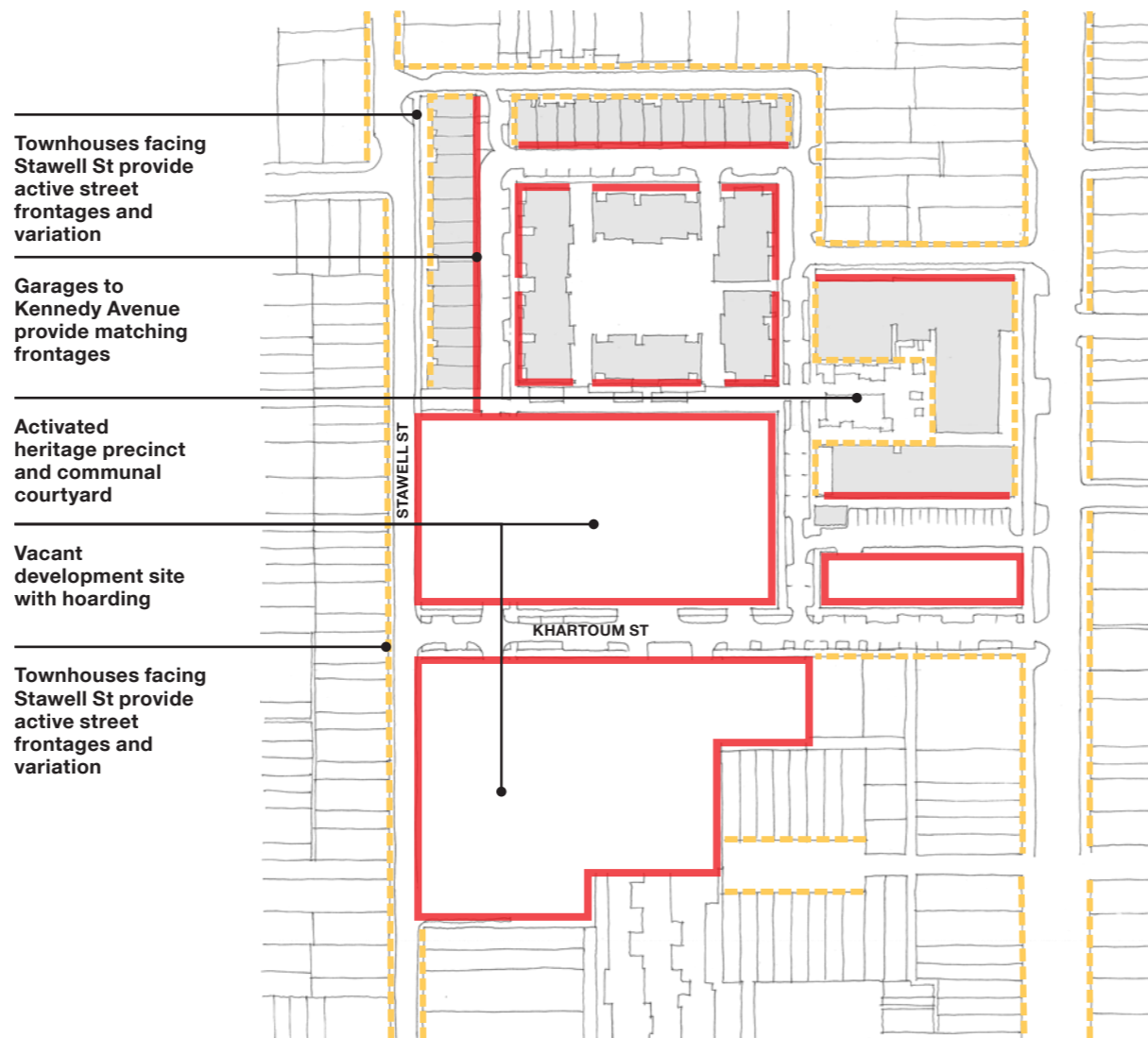


LEGEND

- EXISTING FINE GRAIN
- EXTENDED FINE GRAIN
- COARSE GRAIN

5.1 INTEGRATION PUBLIC STREETS INTERFACE

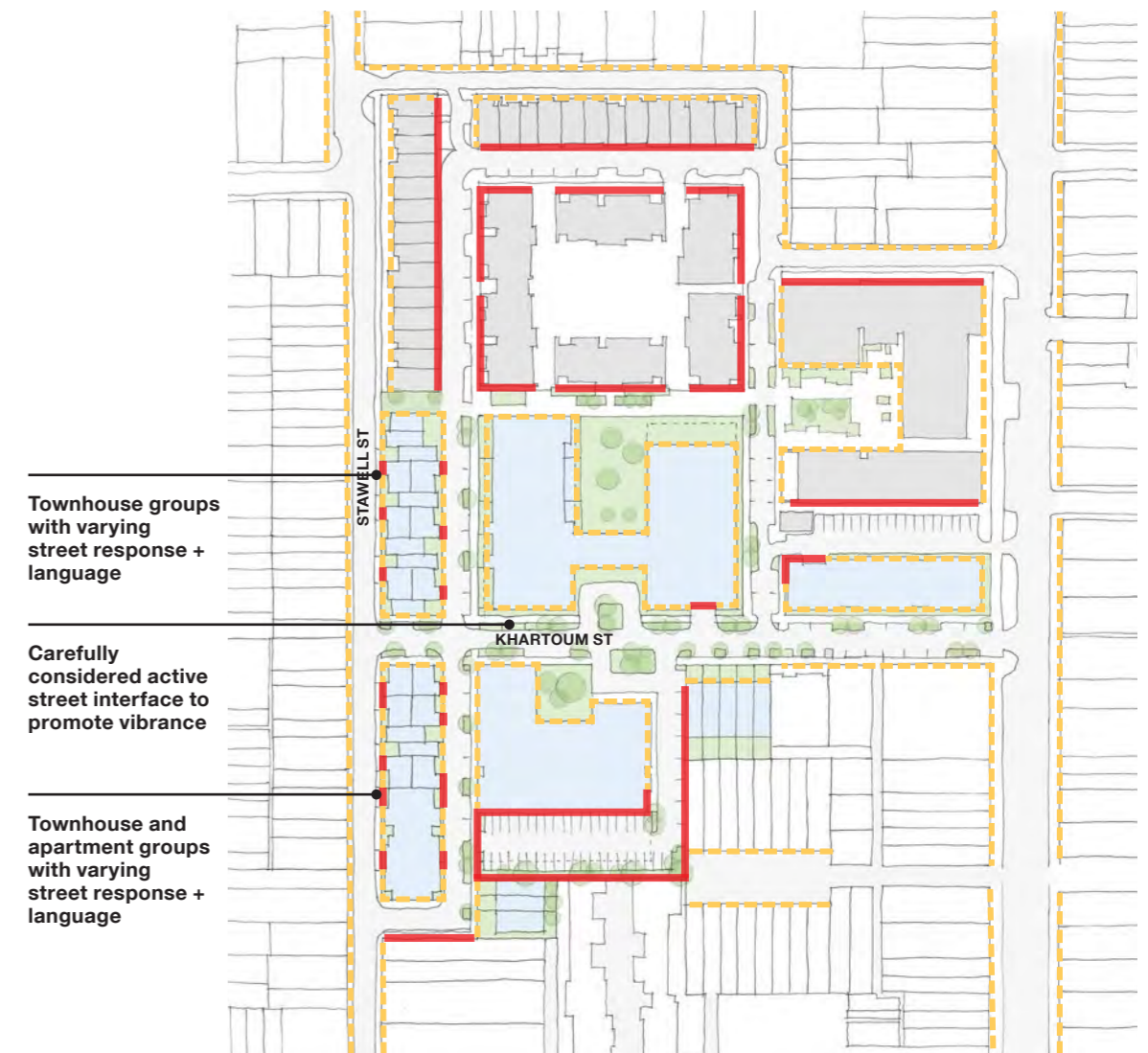
- / The surrounding public streets present a mix of active street frontages, front doors, courtyards, varied set backs and car spaces.
- / The townhouses constructed as part of the Northern precinct present active street frontages to Stawell St with varying set backs and landscaping. All of the garages are accessed from Kennedy Avenue which prevents a connection with the streetscape and creates an inactive street.
- / The proposed development aims to improve this condition by providing a mix of entries, set backs, landscaping and car spaces to both Stawell St and Kennedy Avenue. This reinforces the existing street character and creates a friendly, active street scape to both streets.
- / Common residential and communal facilities are located at ground level along the perimeter of the larger buildings to create active street frontages and engaging streetscapes.



ANALYSIS

LEGEND

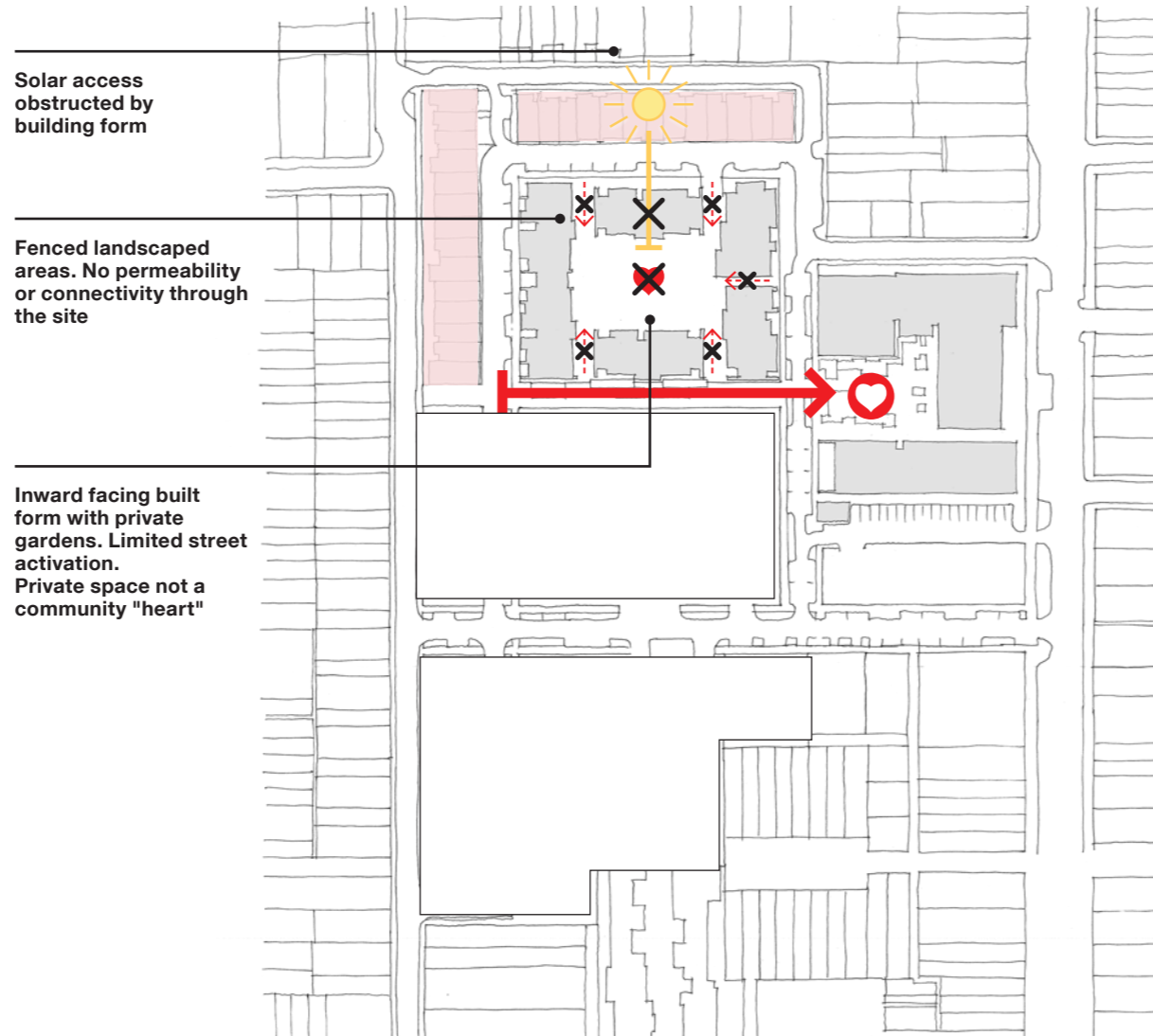
- INACTIVE STREET INTERFACE
- - - ACTIVE STREET INTERFACE



RESPONSE

5.2 BUILT FORM BUILDING TYPES

- / A variety of building forms surround the proposed development site.
- / Lower scale residential dwellings are located to the perimeter of the original GTV9 site.
- / The renewed Heritage precinct surrounds a landscaped courtyard which is the civic hub of the original GTV9 site.
- / The Northern precinct taller residential building form overlook a private internal garden, however this creates an inward facing building with limited street activation.
- / The new development proposes 3 storey building forms to Stawell St and the eastern end of Khartoum St. This provides an appropriate transition in scale to the neighbouring urban fabric and minimises views of the taller building forms on site.
- / A podium expression to the taller building forms will reference the scale and materiality of the surrounding neighbourhood context. A recessive intervention separates a lighter architectural form above. Stronger Planting along Khartoum Street reinforces this as a primary street for the precinct
- / The proposed taller buildings have a North South orientation to maximise solar gain and opportunities for north facing landscaped gardens. Set backs to the North East create strong visual and physical connections back to the existing communal facilities.
- / On the ground plane the north-east wind of the central block is set back to create a direct line of site from the heritage courtyard to the new courtyard.



Solar access obstructed by building form

Fenced landscaped areas. No permeability or connectivity through the site

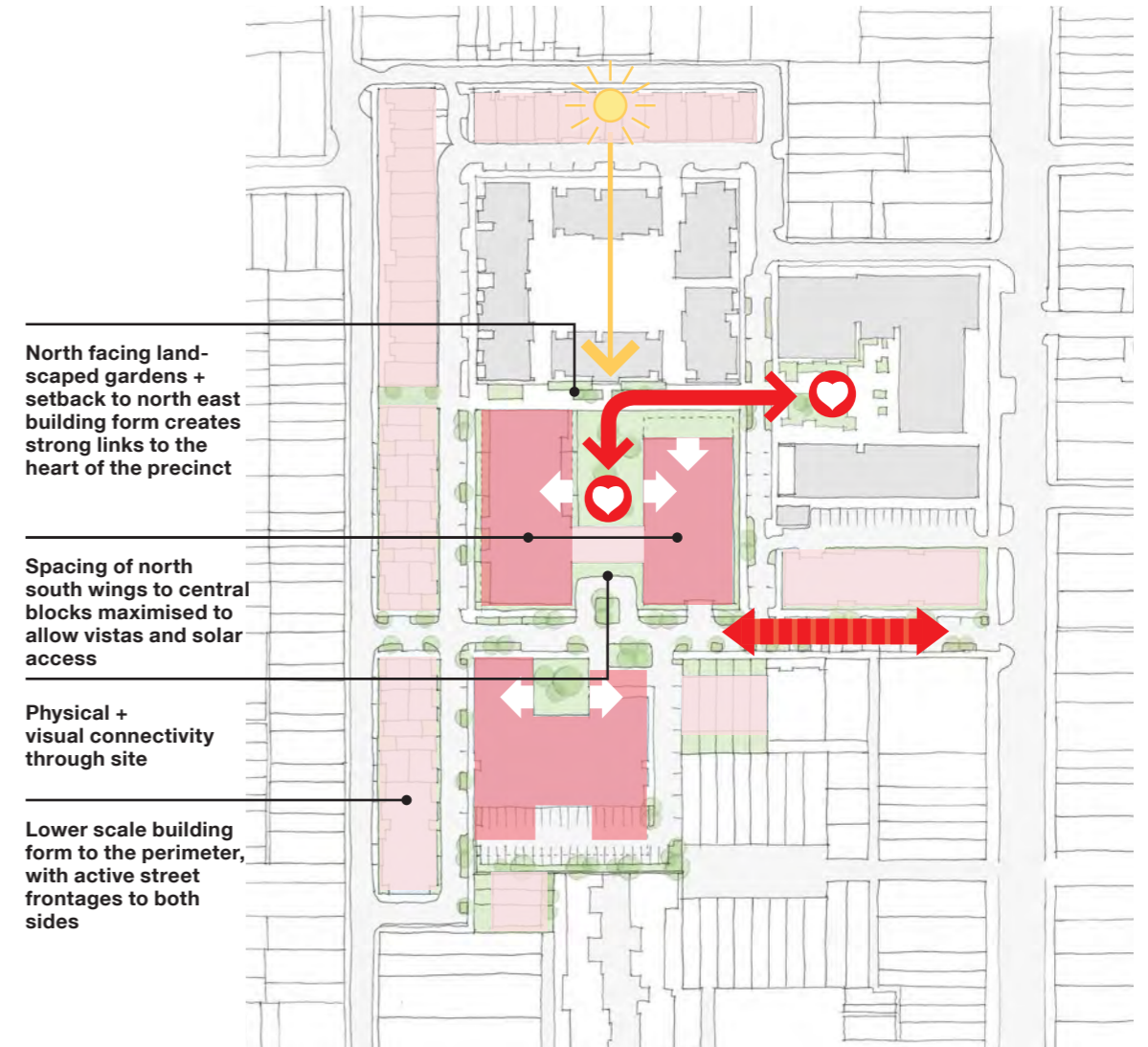
Inward facing built form with private gardens. Limited street activation. Private space not a community "heart"

ANALYSIS



LEGEND

- LOW FORMS
- TALLER FORMS
- LINE OF SIGHT



North facing landscaped gardens + setback to north east building form creates strong links to the heart of the precinct

Spacing of north south wings to central blocks maximised to allow vistas and solar access

Physical + visual connectivity through site

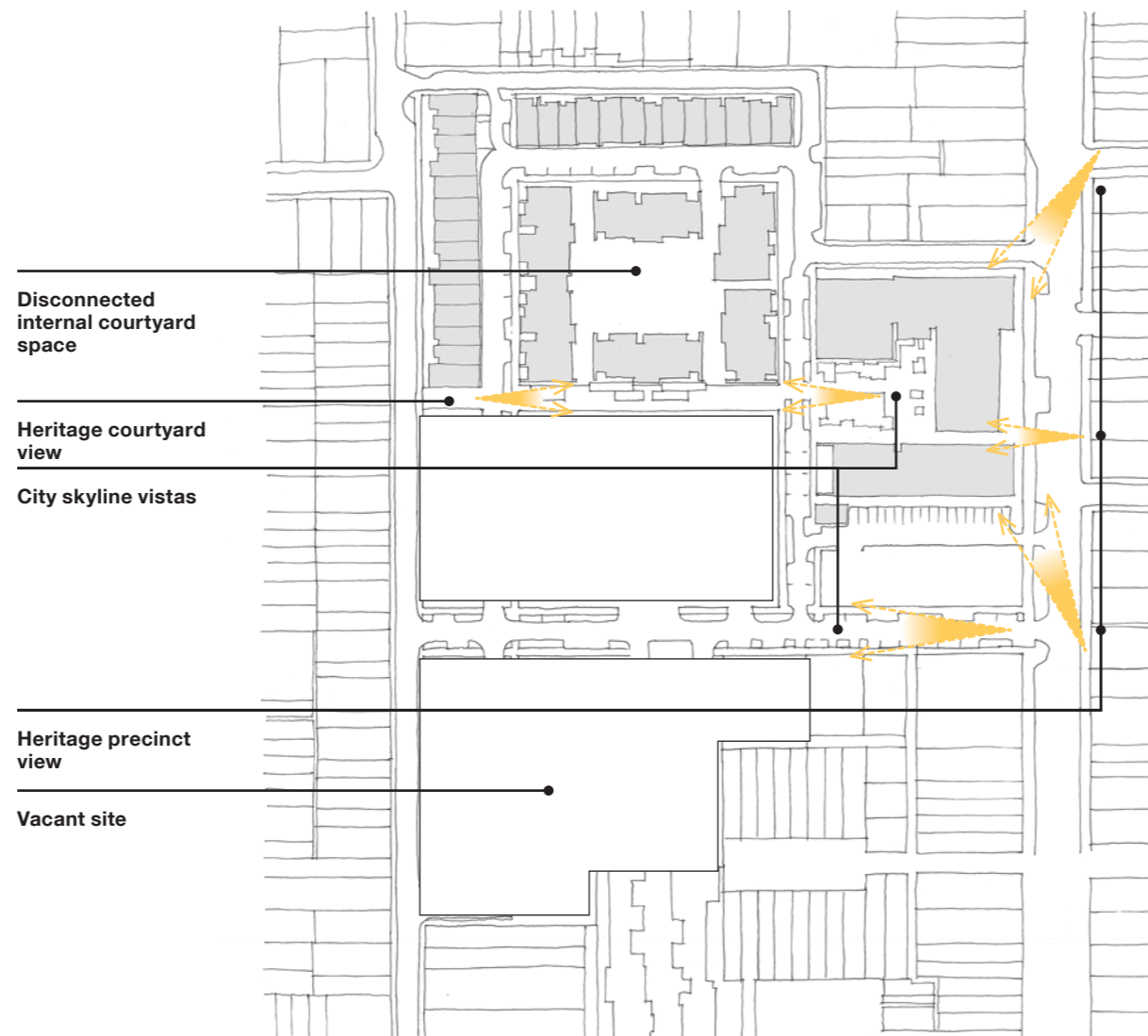
Lower scale building form to the perimeter, with active street frontages to both sides

RESPONSE



5.2 BUILT FORM ASPECT AND PROSPECT

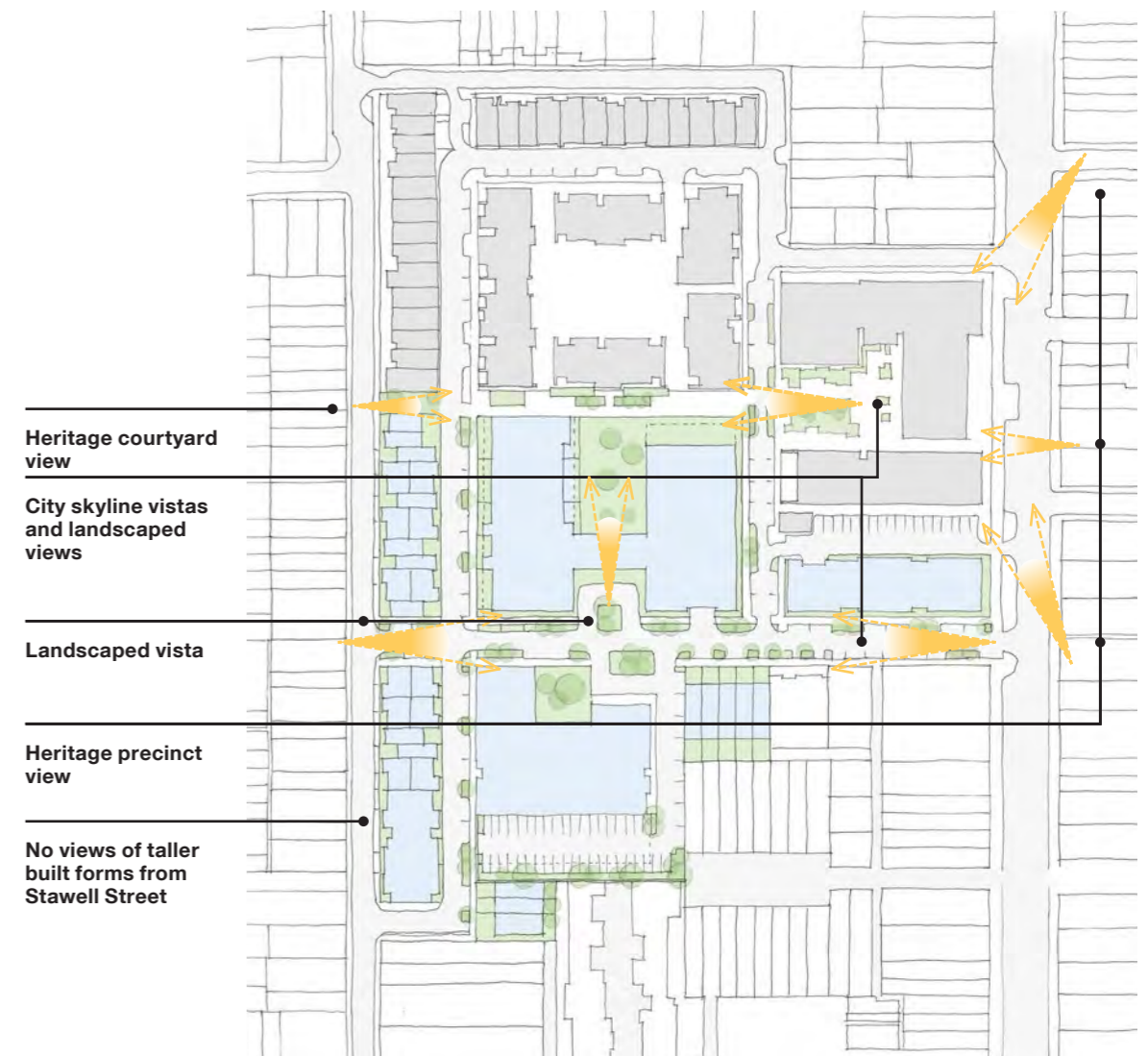
- / Protect and enhance existing view lines within site. Reinforced with landscaped buildings and framing of heritage vistas.
- / Graduated built forms facilitate city skyline views from multiple locations across the site.
- / Buildings are orientated to maximise solar gain and views.
- / Set backs to the North East corner of the site allow strong physical and visual connections between the heritage courtyard and landscaped gardens. A double height lobby space to the central precinct apartment building allows the visual connection to continue through to the Northern gardens of the Aged Care site.
- / From the surrounding streets, views of the taller buildings on site are minimised by the lower scale perimeter forms.
- / Central link of Block B is lowered to create visual reading of two North South blocks and street rhythm, rather than one larger mass. This also improves solar access
- / Two wings of central bar separated to provide views to shared central communal gardens.



ANALYSIS



LEGEND



RESPONSE



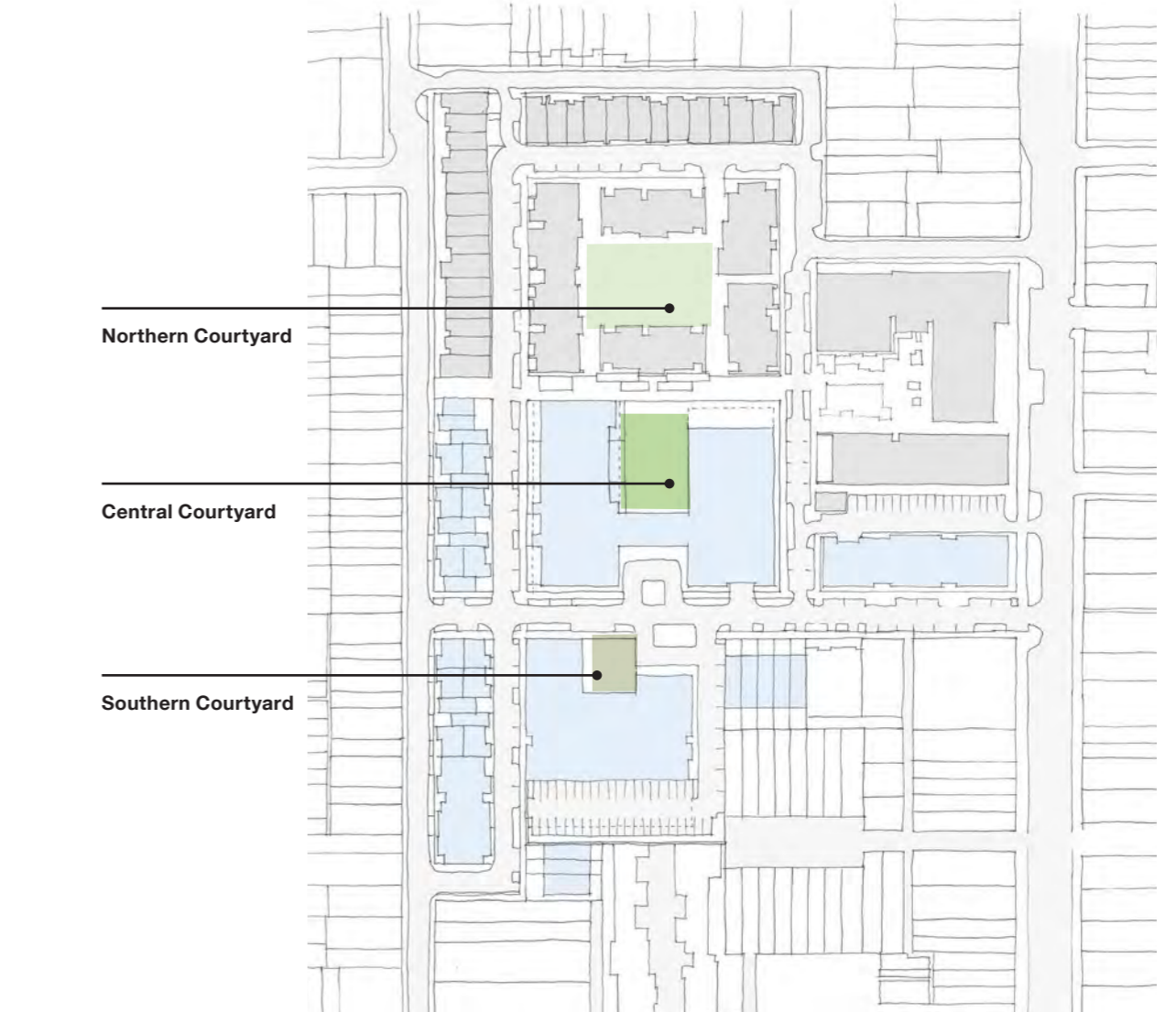
5.3 LANDSCAPE METHODOLOGY COMMUNAL GARDENS

Both podium structures (Block B & E) will have communal gardens and in-line with the previous development plan will differ in their makeup to provide variety and identity to residents. Both communal courtyards will build on the variety of gardens within the neighbourhood context as well as employing the site's rich history as a primary design driver.



Northern Courtyard

ANALYSIS



Northern Courtyard

Central Courtyard

Southern Courtyard

RESPONSE

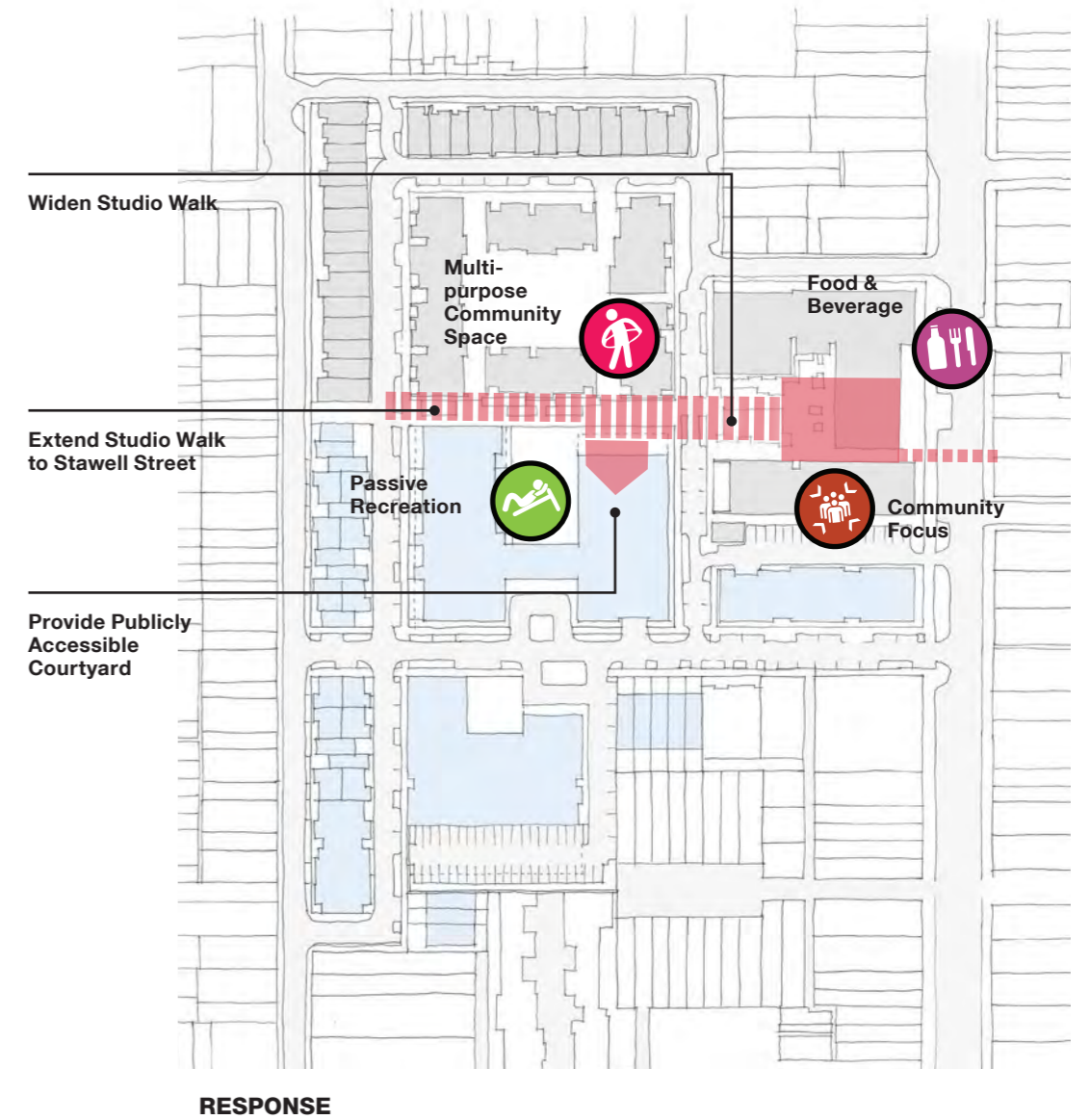
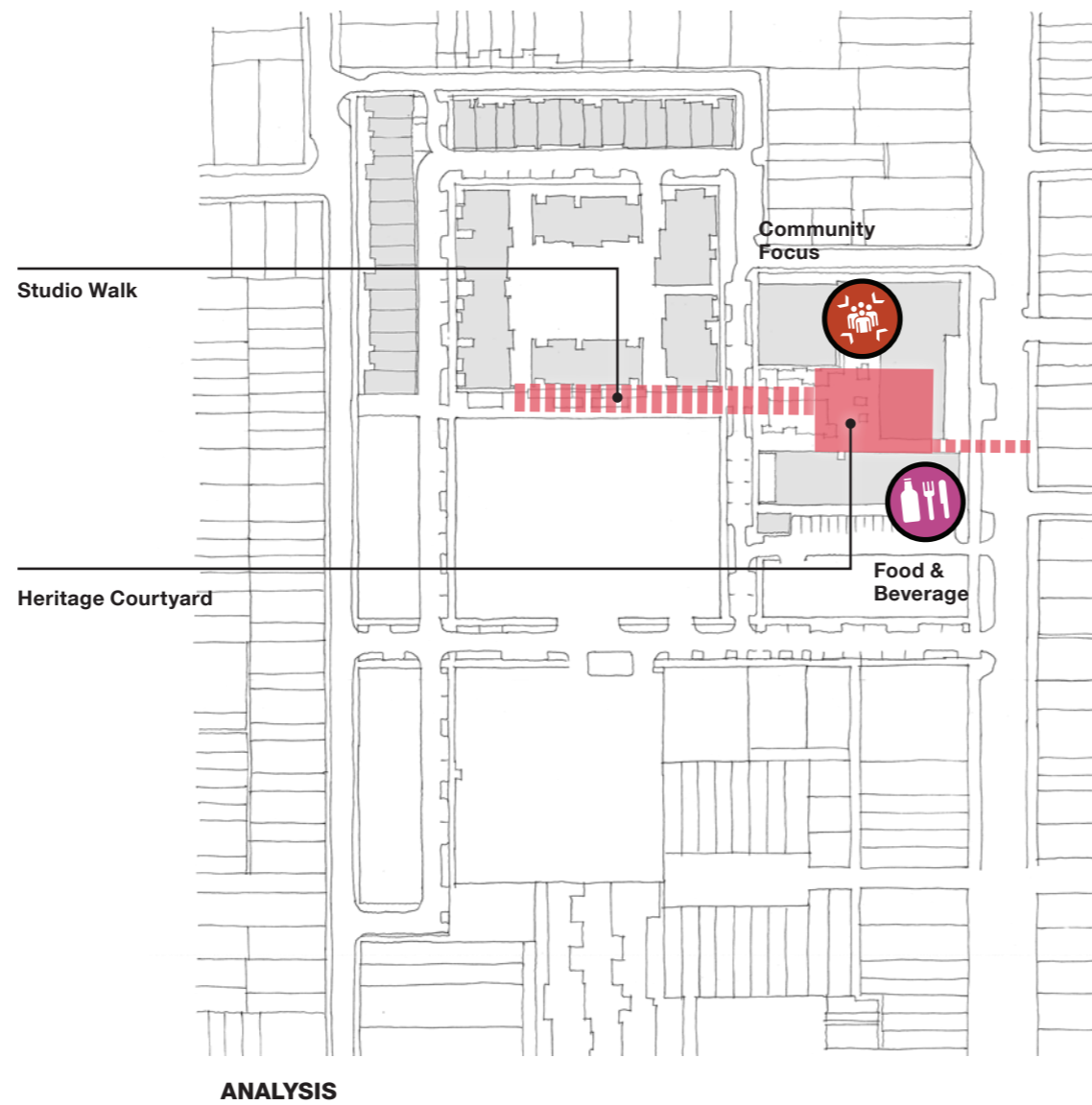


5.3 LANDSCAPE METHODOLOGY PUBLIC REALM FOCUS

Stage One of the GTV9 Development established Studio Walk and the Heritage Courtyard.

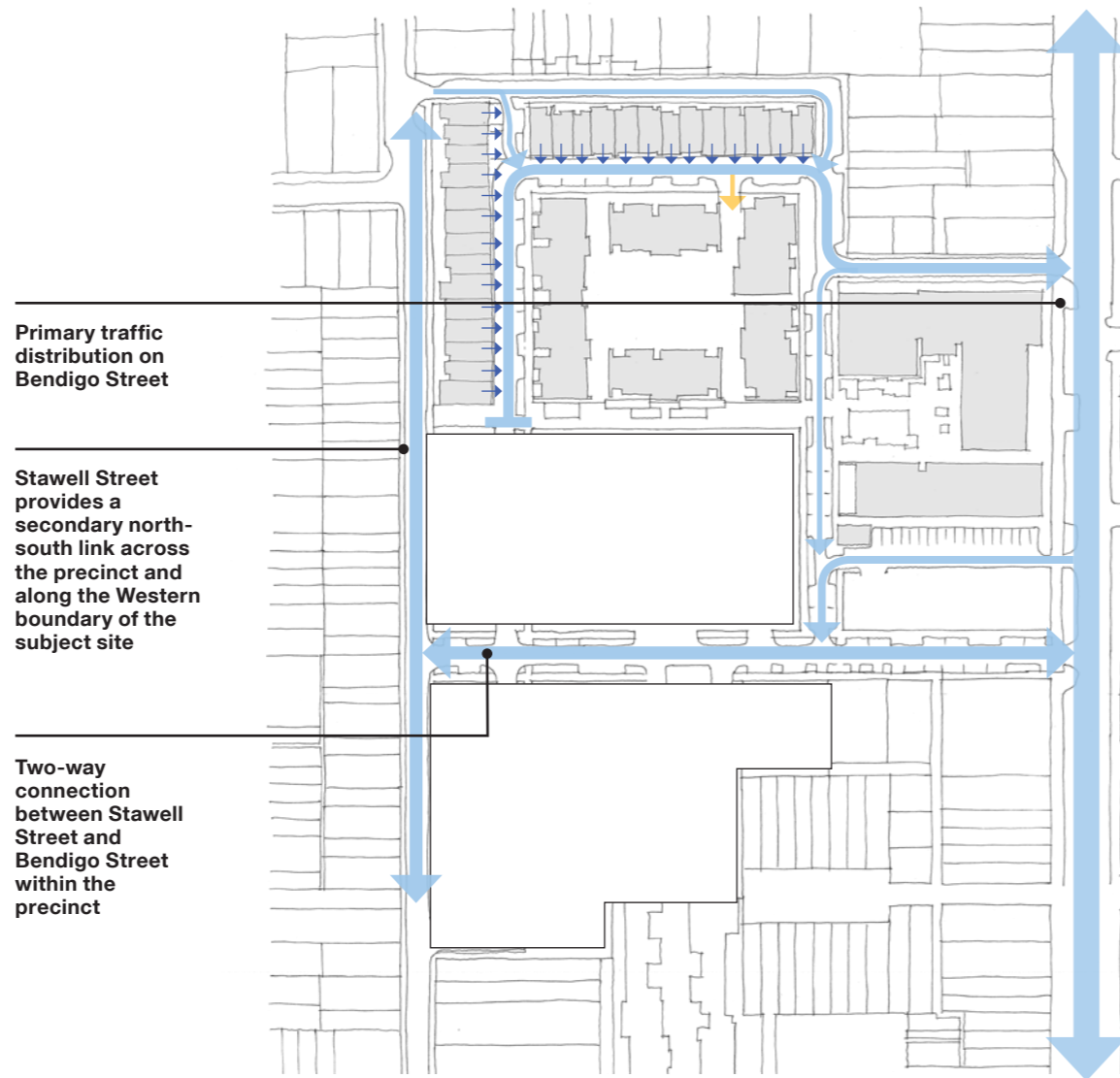
Future development on the GTV9 site will strengthen the existing public realm offer and increase access and the amenity offer to local residents.

- Studio Walk will be extended from Kennedy Ave to Stawell Street.
- The proposed Central Courtyard, located off Studio Walk will be part publicly accessible.
- Additional seating and planting to south side of Studio Walk.

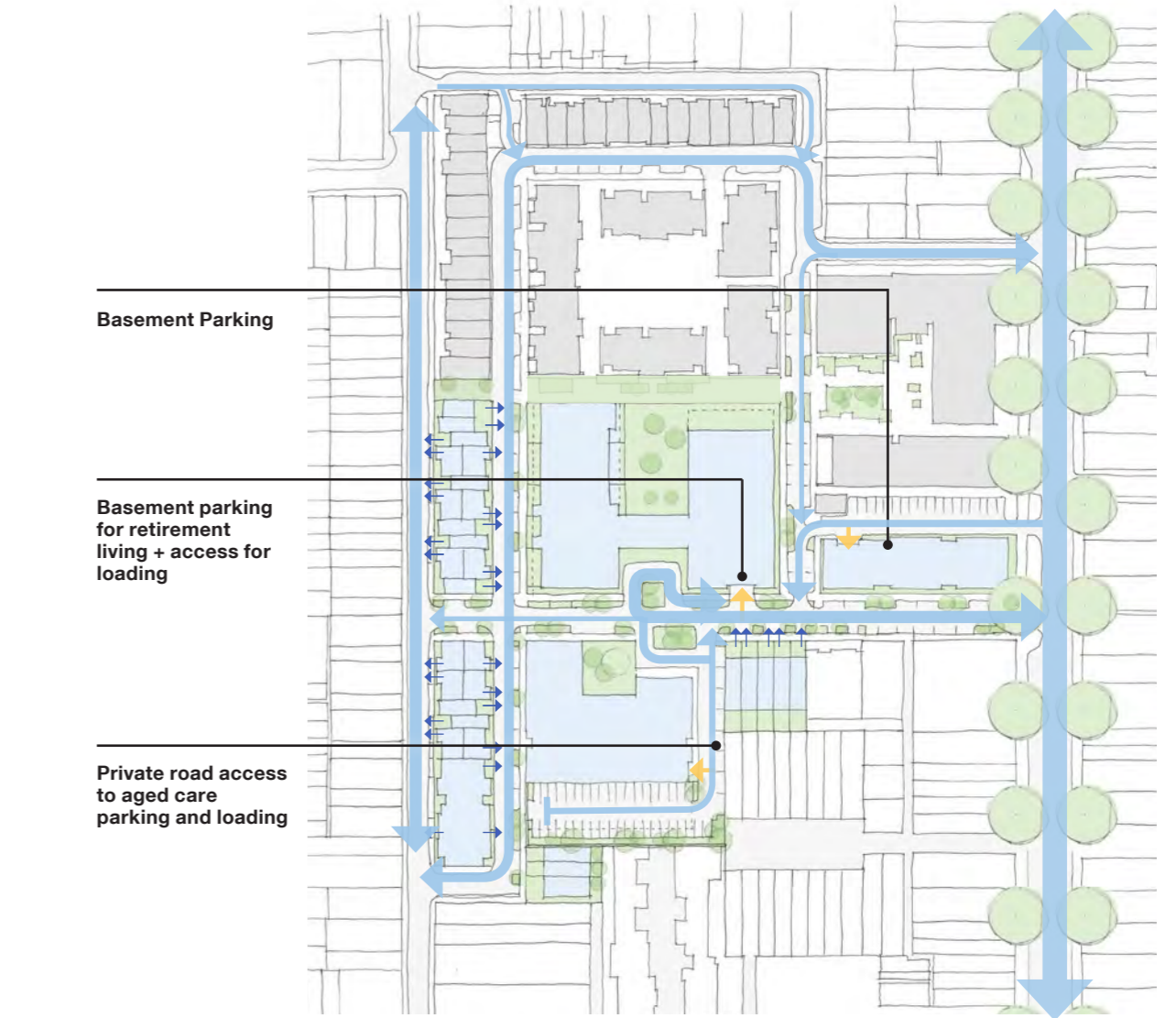


5.4 PERMEABILITY/ CONNECTIVITY VEHICLE DISTRIBUTION

- / The proposed masterplan has carefully considered vehicular circulation and connectivity through the site and the surrounding neighbourhood.
- / There is a reduced traffic generation rate of retirement living and aged care. The retirement living apartments will include basement car parking and there is a continued provision for on street visitor parking.
- / The main vehicular access to the site would be via Bendigo St. All non local traffic is encouraged to travel to mid way along Khartoum Street to the porte cochere, or car park and loading entry points, and then return in the direction of Bendigo St.
- / This minimises additional traffic load to Stawell Street and the western end of Khartoum Street.
- / To create a successful "village" precinct our design response aims to minimise traffic to the area and the surrounding local streetscape
- / Khartoum is the primary vehicular street with drop off to the independent living and aged care.
- / In addition, basement parking, aged care parking and loading access is provided from Khartoum Street. Cars are encouraged circulate around the eastern end of Khartoum Street. Minimising flow across the site.



ANALYSIS



RESPONSE

LEGEND

- VEHICLE CIRCULATION
- BASEMENT / LOADING
- PROPOSED VEHICLE CROSSOVERS TO TOWNHOUSES

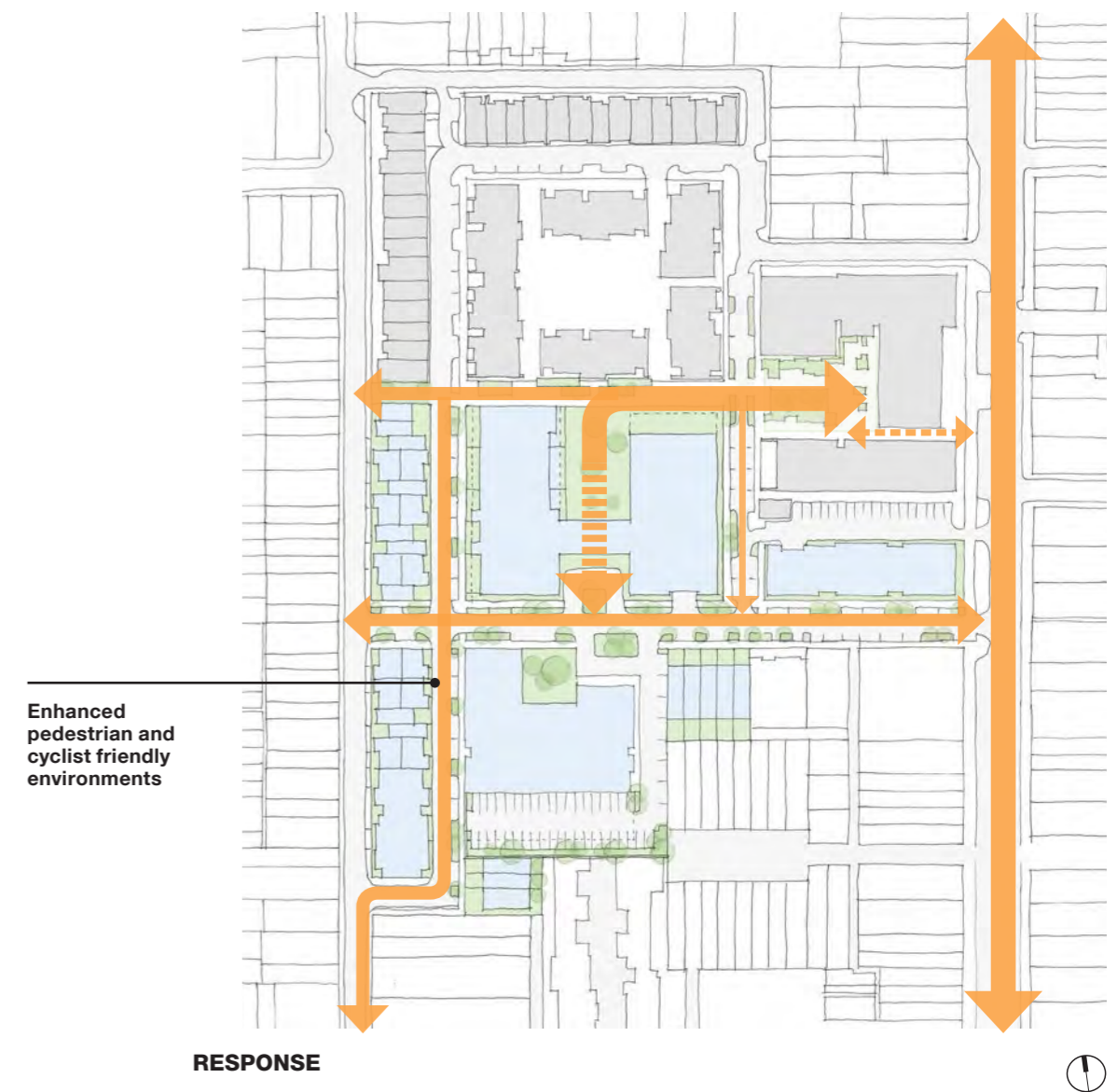
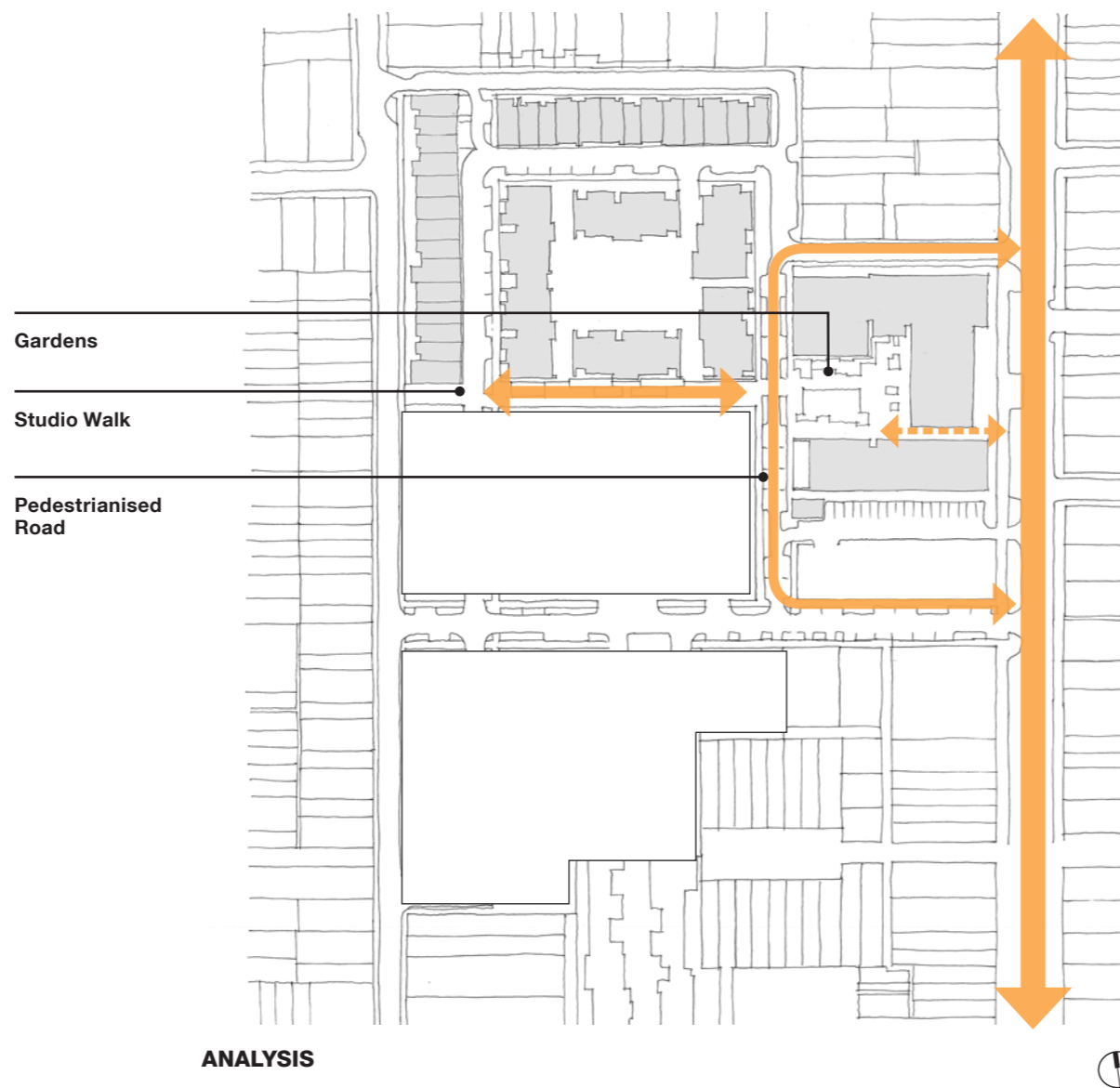
5.4 PERMEABILITY/ CONNECTIVITY WALKING AND CYCLING

Non residential components within walking distance become a destination point for local residents. These movements help to activate surrounding streets by creating discreet local network connections.

Narrow and quiet streets allow for safer cycling routes through Richmond.

The proposed development will enhance the connectivity with the broader neighbourhood and incorporate pedestrian connections through landscaped gardens and new shared laneways.

Wide, universally accessible footpaths and shared zones and places for resting will create a pedestrian and cyclist friendly environment.



- LEGEND**
- WALKING/CYCLING PERMEABILITY
 - WALKING PERMEABILITY

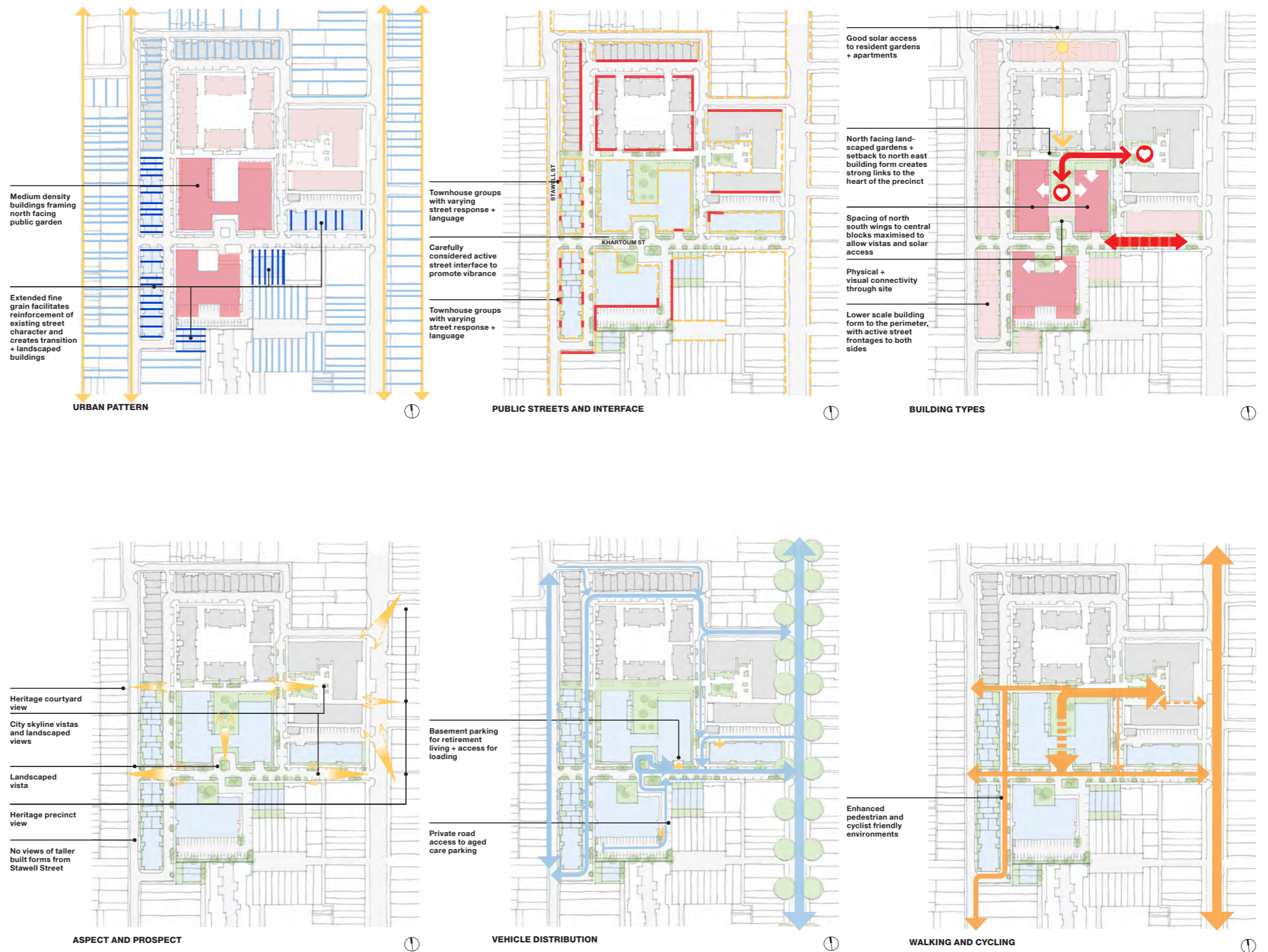


6.0

DESIGN RESPONSE

6.1 CONCEPT ANALYSIS

The diagrams represented herein illustrate the principle conceptual moves in formulating the masterplan for the site. They define the key outcomes relating to the detailed urban analysis and responses undertaken in Section 5 with regard to urban pattern and street interface integration, built form, public and communal landscape, permeability and connectivity. The design concept aims to establish strong connectivity and permeability between the new development and the communal facilities within the heritage precinct and the surrounding neighborhood.



6.2 PROPOSED MASTERPLAN, BUILDING HEIGHTS + MASSING

BUILDING FOOTPRINTS

The masterplan typically shows the building forms running in a North South orientation which results in good solar access to the dwellings and generous north facing gardens, improved sightlines, permeability and connectivity through the site.

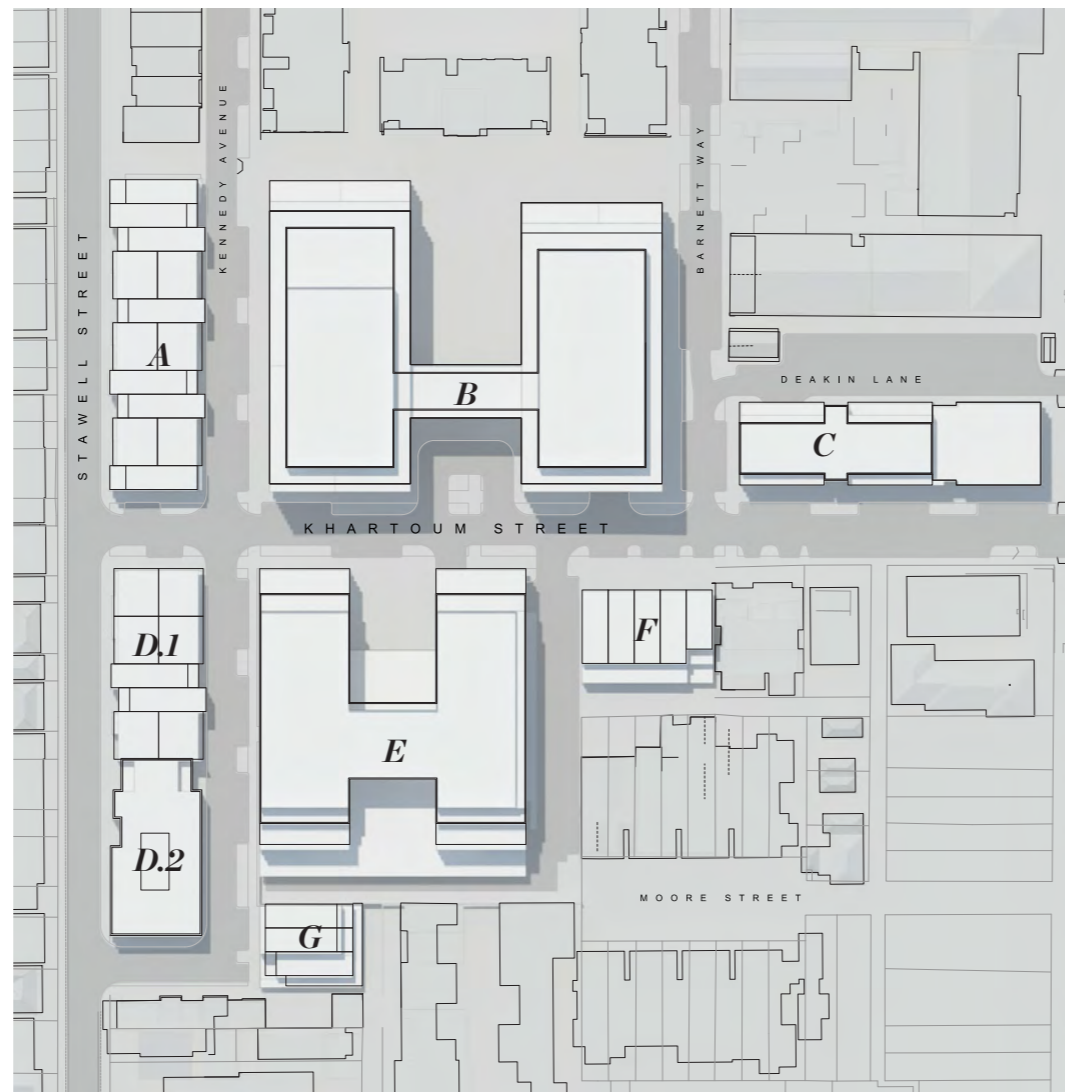
HEIGHT ON BOUNDARIES

A veneer of 3 storey buildings are located to the perimeter of the site. Taller building forms, including a 6 Storey Aged Care development and a 9 storey retirement living apartment building are centrally located on the site and buffered by the lower scale perimeter buildings.

3 storey townhouses with additional roof terraces are proposed along Stawell St at the western edge of the site. The townhouses are a mixture of single and double fronted residences with a variety of setbacks, landscaping and single car spaces or garages fronting either Stawell St or Kennedy Avenue to create active frontages and variation to both streets

The taller building forms feature a 4 storey podium with a lighter building form above. The podium form relates to the scale of the surrounding residential buildings. Balconies to the perimeter will provide variation and activity to the facade.

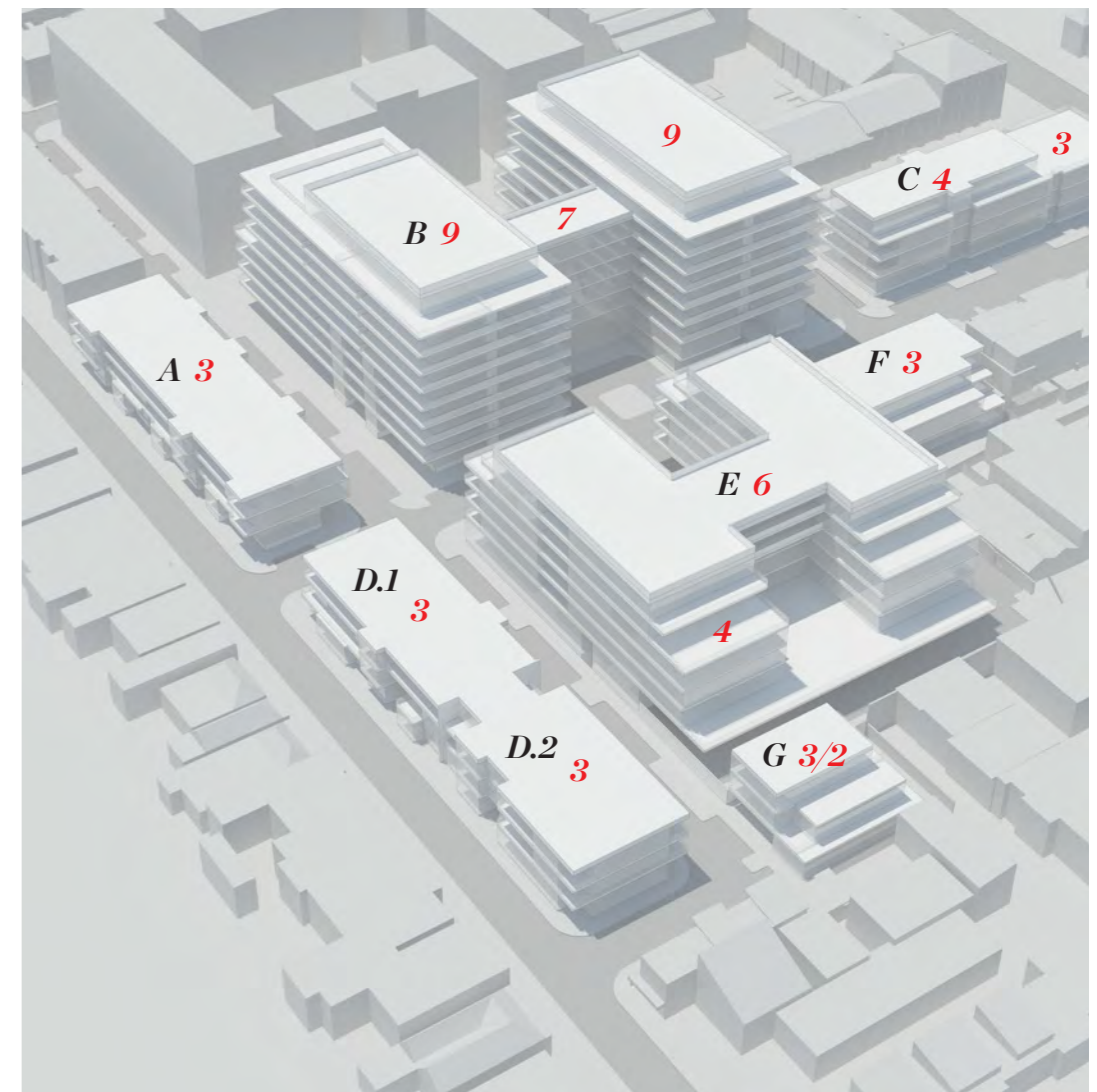
The proposed apartment buildings to the eastern end of Khartoum is a 3 storey form addressing Bendigo Street, stepping up to 4 storeys to the western end. This provides an appropriate transition of scale between the fine grain residential and the taller centrally located buildings.



PROPOSED MASTERPLAN

LEGEND

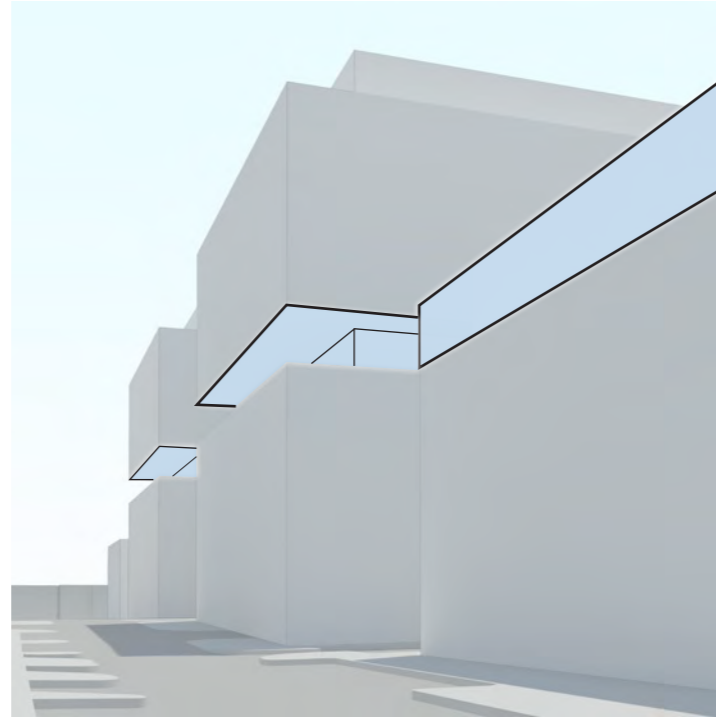
A	Townhouses	D.1	Townhouses
B	Independent Retirement Living Apartments	D.2	Affordable Housing
C	Independent Retirement Living Apartments	E	Aged Care + Retail
		F	Townhouses
		G	Townhouses



PROPOSED BUILDING HEIGHTS + MASSING

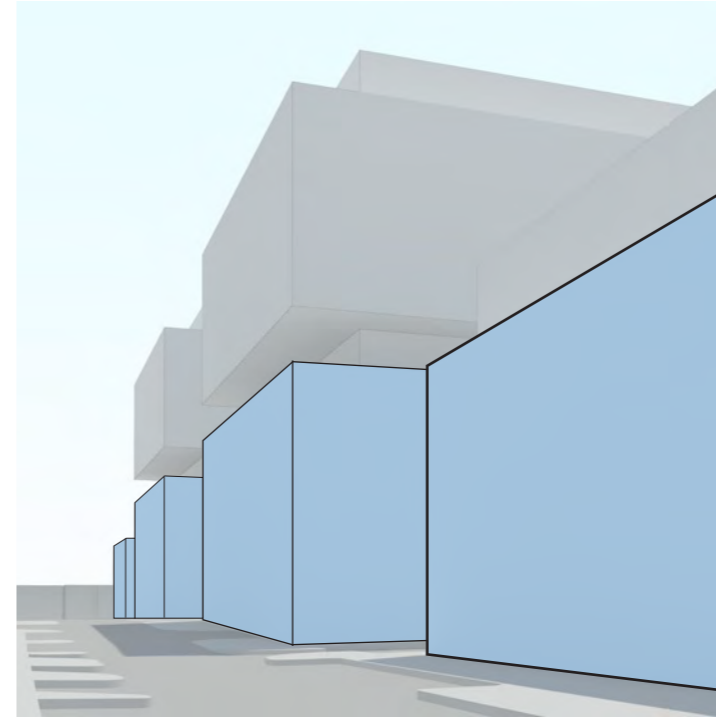


6.3 PROPOSED MASSING DIAGRAMS



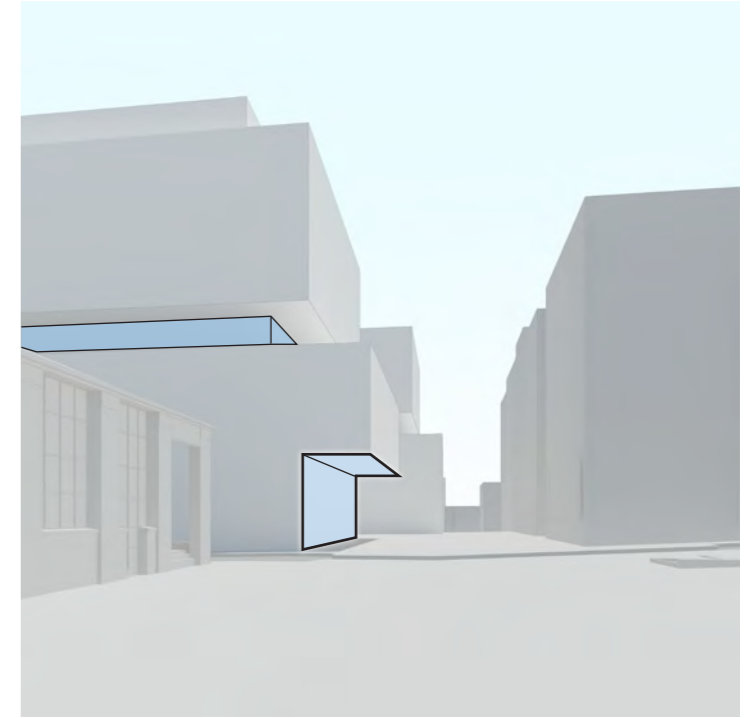
PODIUM

Articulated 3/4 storey podium form designed around pedestrian experience and referencing the scale of the surrounding neighbourhood context. An expressed separation above the podium and lighter articulation style will be implemented for the upper levels



RESIDENTIAL SCALE/PODIUM

Strategic location of scale forms at the site interfaces and larger scale forms to the centre of the site.

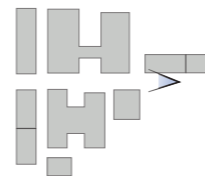


OPEN PUBLIC SPACE AND CONNECTIVITY

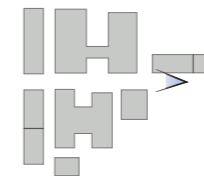
Setback to ground floor provides visual connection between two community garden spaces. Upper form of building setback to provide separation with recess to define a podium.



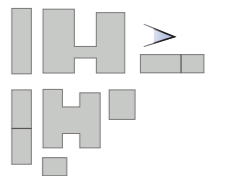
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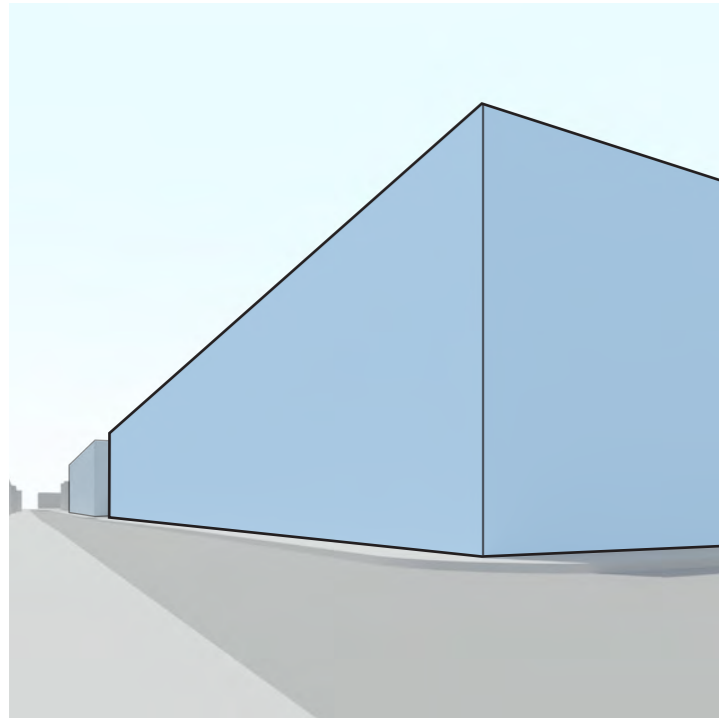


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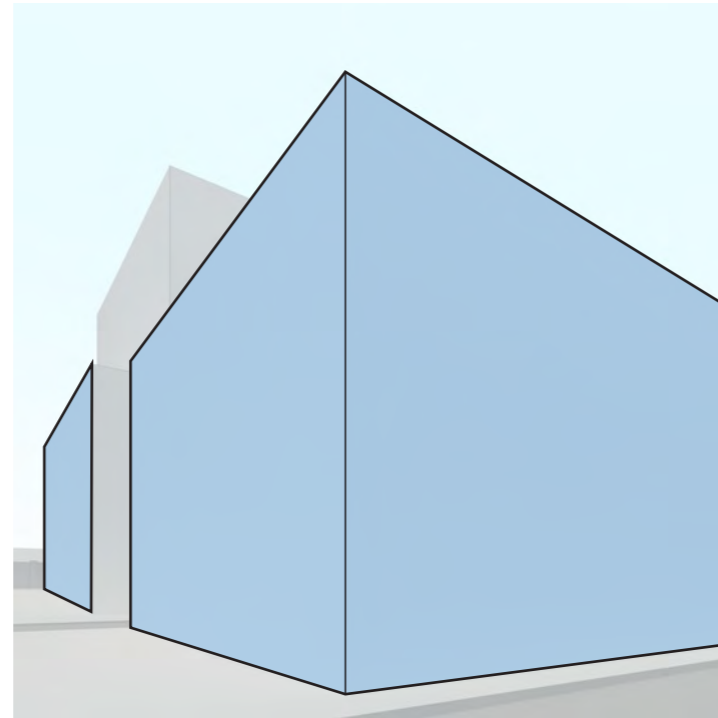
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not a design proposal





3 STOREY FORMS TO STAWELL STREET INTERFACE

Lower form of new townhouses conceals taller building heights from surrounding streets.



GRADUATED HEIGHT AND PODIUM DATUM

Lower scale forms to the perimeter with centrally located taller built forms, minimising views of the taller building forms from the street interfaces. Podium datum ties in with parapet height of surrounding new townhouses.



Facades are diagrammatic only not a design proposal



Facades are diagrammatic only not a design proposal

