3.6 Land Form & Topography



03 Topography rising up Scott Street (left) and Artarmon Road (right)

3.7 Views & Vistas

The site is currently visible from a number of local view sheds and vistas. Its positioning at the end of a ridge line and on the edge of the Flat Rock Creek gully make it particularly visible from the south, including Naremburn, the Gore Hill Freeway and Willoughby Road. Its has also been noted that there are several points within the locality that the site can't be currently viewed, but will form part of the analysis.

The views of the site can be defined as either 'local' or 'long' views. Local views tend to reveal themselves and occur within a close proximity of the site. They typically feature landscape elements, built form and obscured views to the site. Artarmon Road and Richmond Avenue offer local views to the site.

Long views are taken from further afield, from several hundred metres to several kilometres away. These views typically feature the entire site and its surrounding context within one viewscape. Long views to the site are currently taken from Naremburn, the Gore Hill Freeway, the Willoughby Leisure Centre and surrounding parklands.

Consideration has also been given to the views from the Artarmon Conservation Area, which is located to the west and noth-west of the site.



01 Topography of the greater context









3.7 Views & Vistas



03 View from Edward Street

04 View from the corner of Richmond Avenue & Artarmon Road













07 View from the corner of Small Street and Willoughby Road

08 View from Willloughby Incinerator







09 View from Artarmon Reserve (Conservation Area)

10 View between no. 16 & 18 Salisbury Road (Conservation Items)







11 View from the corner of Onyx Road and Sydney Street (Conservation Area)

12 View from 58 Artarmon Road (Conservation Area)







13 View from 25 Burra Road (Conservation Area)

14 View the corner of Artarmon Road and Smith Road (Conservation Area)





3.8 Solar Access & Orientation



The diagrams above illustrate the extent of overshadowing that currently occurs at 9am, 12pm and 3pm on the Equinox, which is approximately the 20th March and 22nd September each year.

Based on this analysis we can conclude that there is currently no impact from over-shadowing on neighbouring properties at this time of year.

12pm Equinox

3pm Equinox

3.8 Solar Access & Orientation



9am Winter Solstice

During mid-winter (21-22 July) the shadows cast by the site's existing buildings and those on the neighbouring properties are longer and impact a greater area.

The local topography also causes an impact, particularly to the properties along Walter Street (south) and in the neighbouring Castle Vale (east).

12pm Winter Solstice

3.9 Edges & Frontages

The site features a number of edge conditions that are influenced by the neighbouring properties, the internal configuration and operation of the site. A commercially owned and operated site within a residential neighbourhood creates some interesting and challenging relationships, particularly the transition public streets and secure premises, which is defined by a 2m high visually permeable fence.

The edge conditions have been summarised to include:

- The site is defined in to two zones; 1) gated 2m high fence , and 2) the non-restricted area accessed off Scott Street
- Retaining wall along the eastern boundary between the site at Castle Vale brick and concrete
- Steep fall in site levels from the southern boundary down to the Walter Street properties vegetation
- Richmond Avenue & Artarmon Road features nature vegetation, security fence that's visibly permeable
- Internal fence line between the northern and southern boundaries that divides the site into two sections, secure and unsecured



Passive Low Density Residential
Passive High Density Residential
Active Street Frontage
Inactivate Street Edge
Inactive Fenced Internal
Inactive Fenced External
Passive Commercial
Passive Landscaped
Inactive Escarpment

3.9 Edge & Frontages





06 Residential North of Artarmon Rd



08 Residential East of Scott St



09 View West of Richmond Ave





05 Passive Landscaped Edge



Residential North of Artarmon Road & Scott St

3.10 Constraints

- 1. Overshadowing of neighbouring properties, particularly those located along Walter Street, immediately abutting the site's southern boundary
- Existing context and character of the area to the north and west of the site, typically low-density detached houses. Castle Vale to the east of the site is an anomaly.
- 3. Steeply sloping contours from the north-western corner of the site the south, east and south-eastern corners.
- 4. Proximity to the telecommunication tower, the visual impact and the perceptions associated with the Eletro-Magnetic Radiation (EMR)
- 5. Visibility of the site from long views taken in Naremburn, the Artarmon Reserve, along Edward Street, the Gore Hill Freeway and Willoughby Road
- 6. Existing traffic congestion and public transport capacity along Artarmon Road and Willoughby Road respectively
- 7. Noise and visual pollution from the Gore Hill Freeway, particularly along the southern edge of the site
- 8. Scott Street is currently owned by Willoughby Council and the NNA 9 will need to acquire this land in order to deliver a comprehensive development
- 9. Adjacent Artarmon Conservation Area, which extends to Chelmsford Avenue to the west of the site and must be considered, particularly in terms of long views

Highly Visible
 Gradient of the Land
 Over Shadowing
 Traffic Congestion
 Proximity to Tower
 Noise



3.11 Opportunities

- The slop in the topography provide opportunity to reduce the visible height of development, and allows for easier access to parking without the need for ramps
- 2. The site is located within close proximity to great services and amenity, including the Willoughby Road shops, the Leisure Centre and Bicentennial Reserve
- Two major movement corridors are within close proximity to the site that provide connection to the CBD and regional centres - Willoughby Road and the Gore Hill Freeway
- 4. Shared pedestrian and cycle way located to the south of the site provides access to the local parks, centres and the CBD
- 5. Due to the sites location on the end of the ridge future buildings will have access to great views and aspect
- 6. Currently, more than half the site is fenced off along Richmond Avenue and Artarmon Road, redevelopment will provide opportunity for site to address the context
- Established and significant trees around the perimeter and throughout the site will assist in integrating the built form with neighbouring context and reduce the visibility of the proposed height from the streets edge

Significant Trees
 Addressed Street Edge
 Gradient of the Land
 Access to Public Transport
 Major Movement Corridor
 Great Views from Site
 Existing Shared Path
 Potential pedestrian connections



part 4 | design parameters

