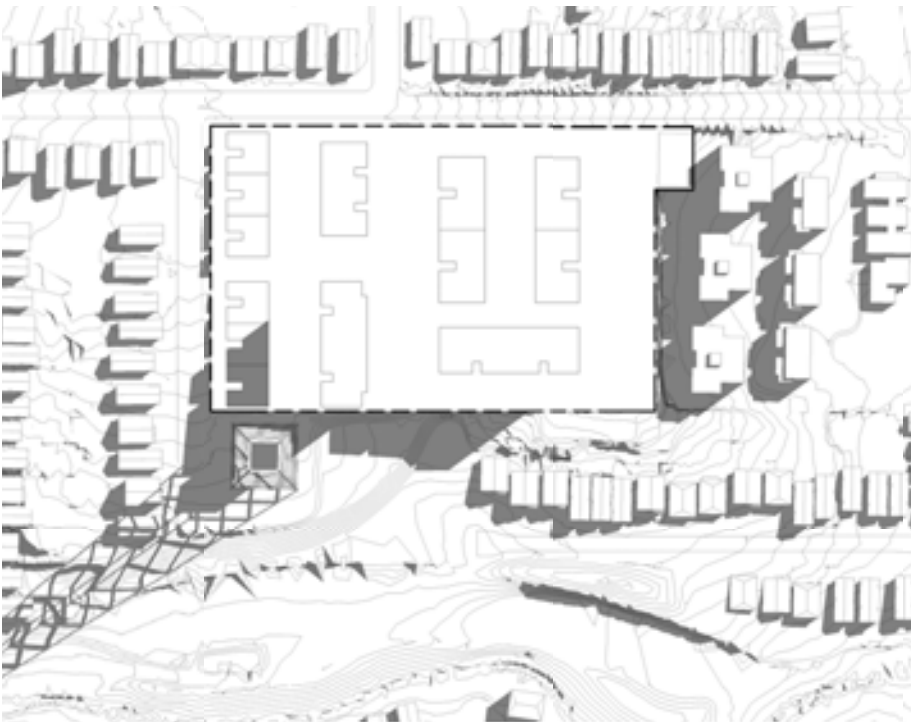


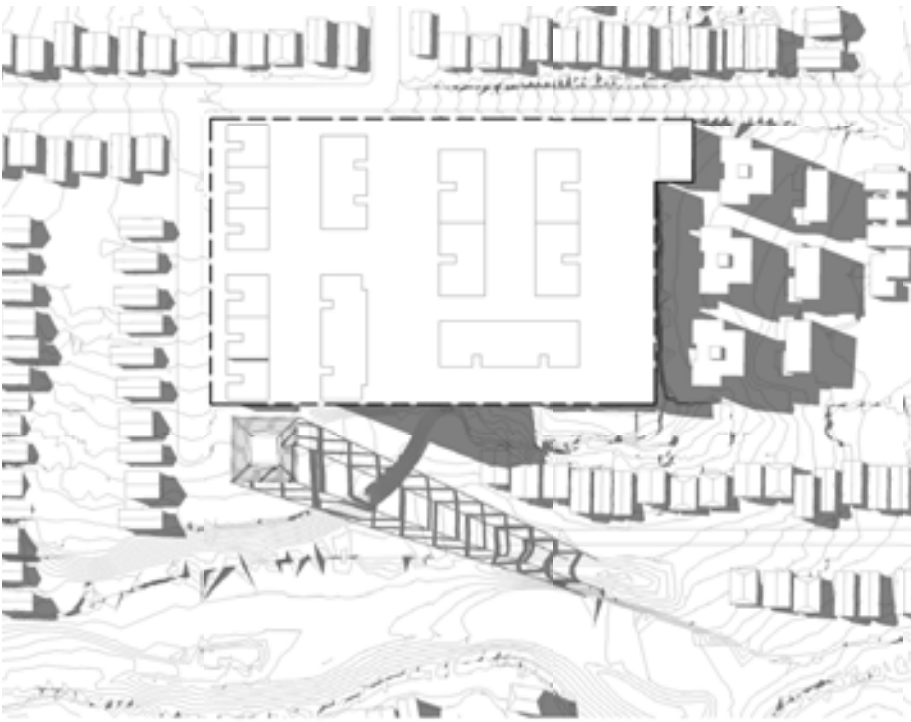
Shadow Diagrams



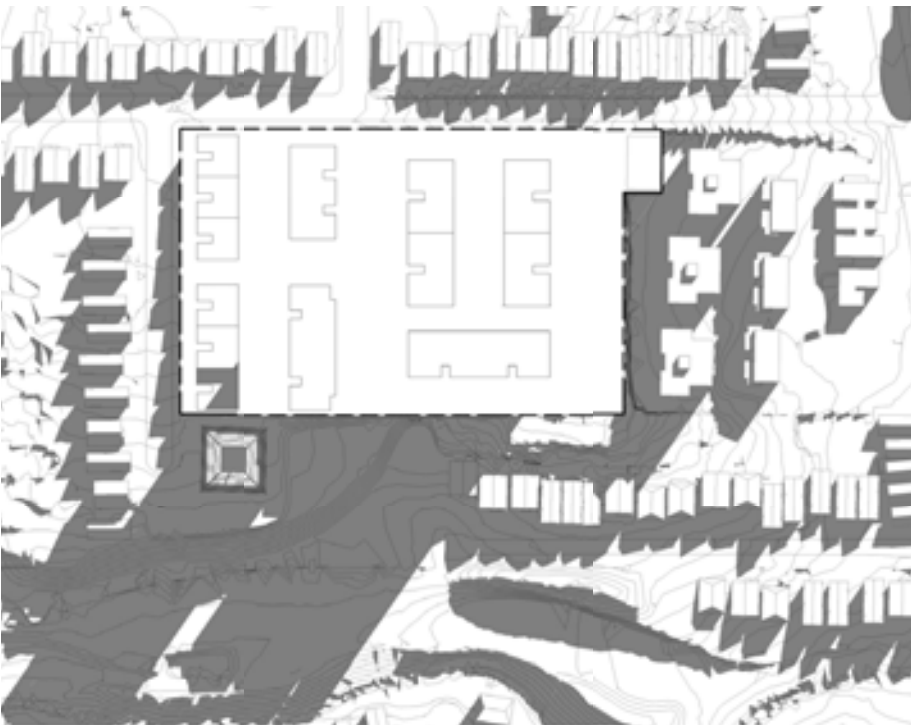
01 Equinox (22 September 2012) 9am



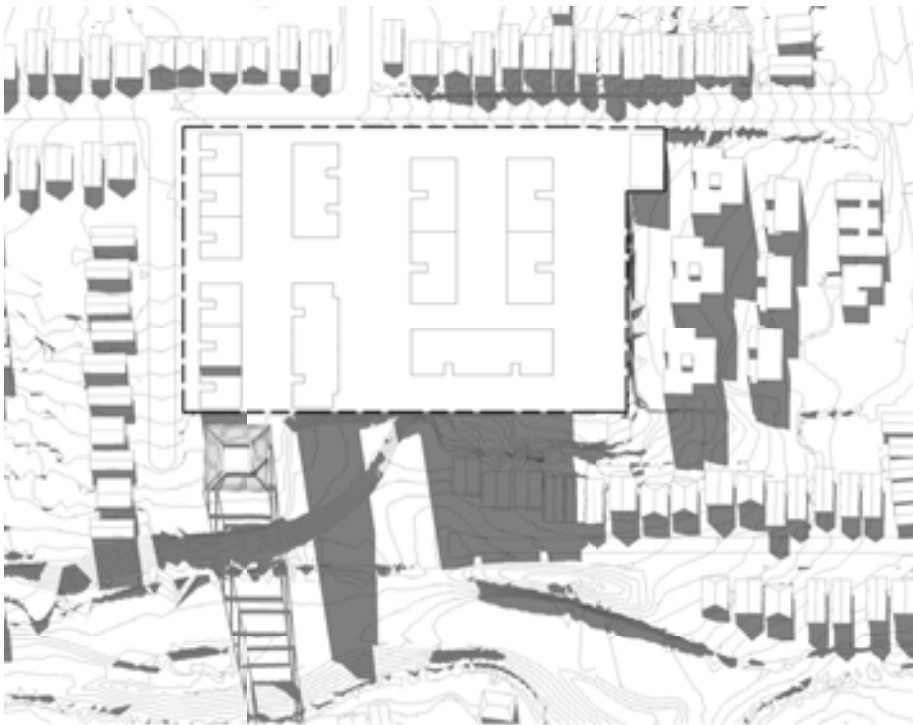
02 Equinox (22 September 2012) 12pm



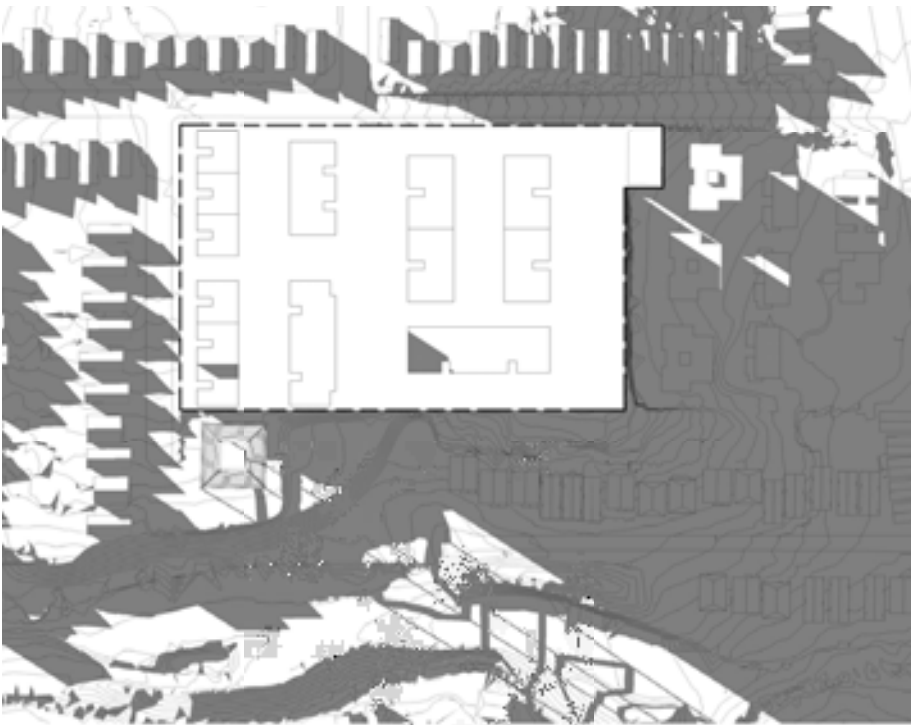
03 Equinox (22 September 2012) 3pm



04 Mid-Winter (21 June 2012) 9am



05 Mid-Winter (21 June 2012) 12pm



06 Mid-Winter (21 June 2012) 3pm



View Analysis



01 View across the Gore Hill Freeway from Narremburn



02 View from the corner of Small Street and Willoughby Road





View Analysis



03 View along Richmond Avenue



04 View to the corner of Richmond Avenue & Artarmon Road





Concept Plan

Design Intent

The third and final option prepared prior to the consultation events, this plan seeks to reflect the best elements of the other two approaches. During the consultation we recognised the junction with Edward Street was to be avoided, just as Scott Street could be considered part of the development site. The opportunities these decisions presented were investigated further in the following sketch options.

Pros

- Number, variety and accessibility of open spaces
- Height of development along Artarmon Road is reduced to 6-storeys and separated by open spaces and streetscape
- Orientation and reduced footprint of the 16-storey building
- 3-storey terrace typology along Richmond Avenue
- Clearly defined pedestrian routes through the site from Richmond Avenue and Artarmon Road
- Building's setback from the Richmond Avenue and Artarmon Road junction - featuring open space and retained trees
- Substantial setback from Castle Vale

Cons

- Impact of the 6-storey along the site's southern boundary on the Walter Street properties
- 2 x 12-storey buildings and their likely impact on the buildings to the south
- Site access and egress at the junction with Edward Street, on the crest of Artarmon Road
- Linear park along Artarmon Road is too narrow

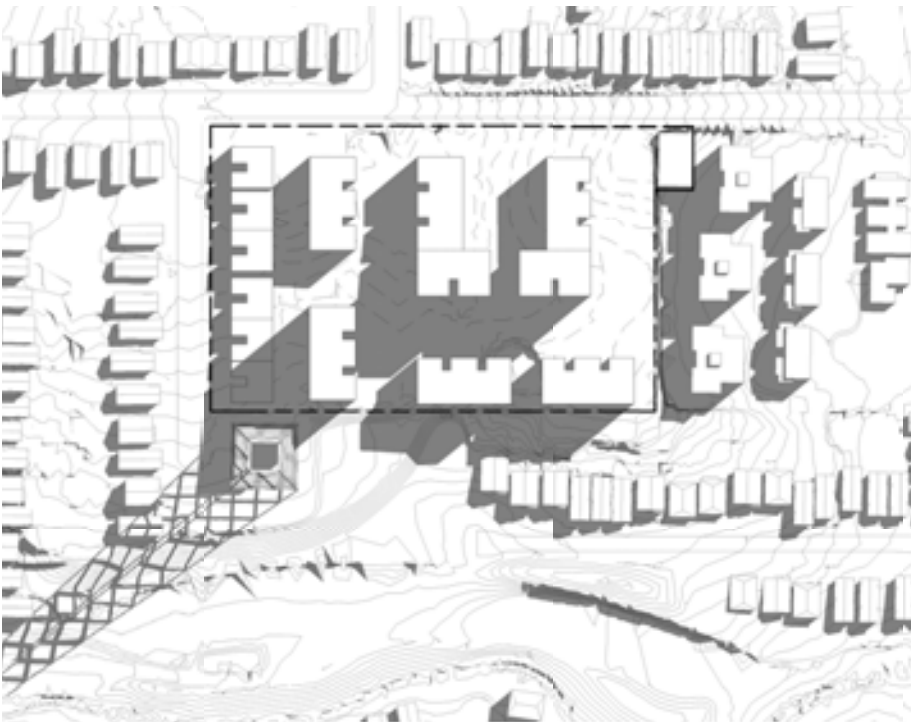
Conclusions

This plan creates a better range and scale of open spaces throughout the site, including several pocket parks, play spaces, courtyards along Artarmon Road and the linear park, which is too narrow. Development along the southern boundary remains a major challenge due to the over-shadowing of the Walter Street properties. The site access at the junction with Edward Street was identified during the consultation as a major concern.





Shadow Diagrams



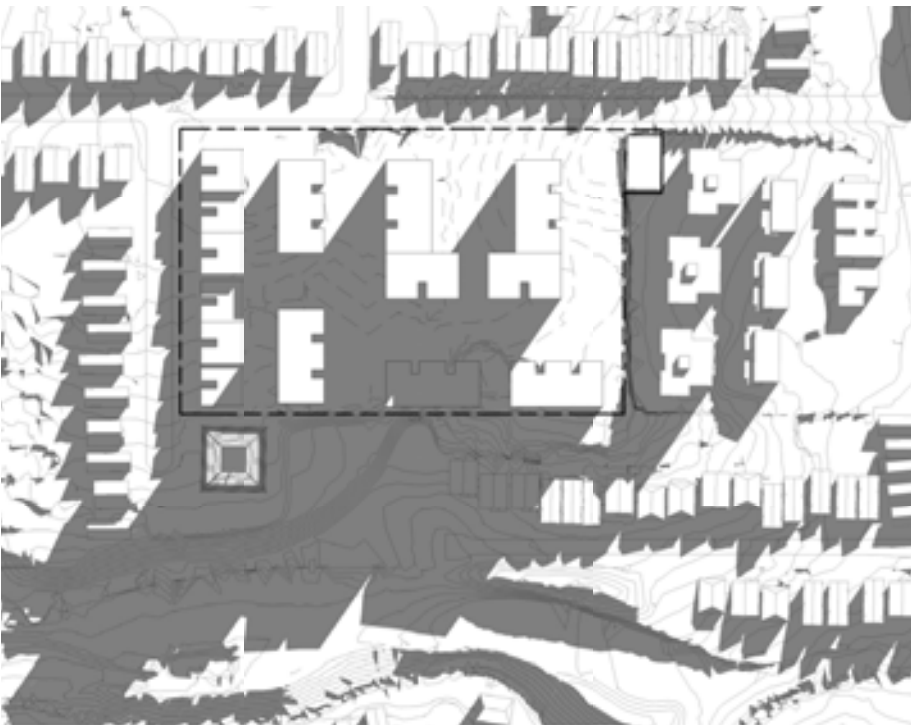
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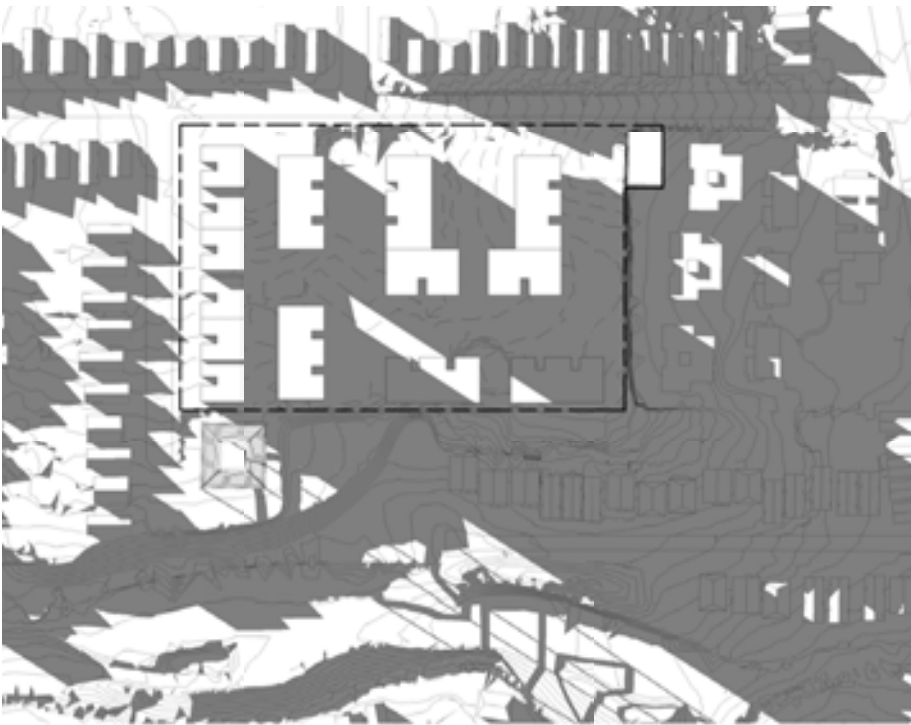
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View Analysis



01 View across the Gore Hill Freeway from Narremburn



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View Analysis



03 View along Richmond Avenue



04 View to the corner of Richmond Avenue & Artarmon Road





Concept Plan

Design Intent

Following the consultation events a number of key design drivers were identified, which influenced the configuration of the site's access network and open spaces. The following sketch options all seek to deliver a significant public open space adjoining Artarmon Road, redevelops Scott Street, and avoids site access/egress from the junction with Edward Street.

Several design fixes that are reflected throughout each of the following sketch options include;

- Make use of the topography of Scott Street precinct to reduce the building height impact
- Create a single new road that is easily definable and clearly 'public'
- Locate taller buildings adjacent to the existing telecommunications tower
- Deliver narrow footprint buildings that achieve excellent sustainability outcomes (SEPP 65 compliant)
- Locate 2-storey terraces along Richmond Avenue
- Reduce building heights to Artarmon Road frontage
- Create public access to Council Reserve to the south
- Limit overshadowing to adjoining properties
- Limit privacy impacts to adjoining properties

Pros

- Interesting and potentially dynamic building envelope forms
- Create three clearly defined projects able to be delivered and staged independently
- Appropriate scale of development to Richmond Avenue
- High quality public parkland, accessible and visible
- Smaller building forms to the south eastern corner of the site, reducing
- Public access to the adjoining Council open space
- Reduction in the number of tower forms from 3 to 1
- Incorporation of a number of smaller common property residential 'courtyards'

Cons

- Complicated building forms which will potentially be more expensive to deliver than traditional building forms
- Some overshadowing to adjoining properties
- Not as much reduction to the number of levels of the tallest building

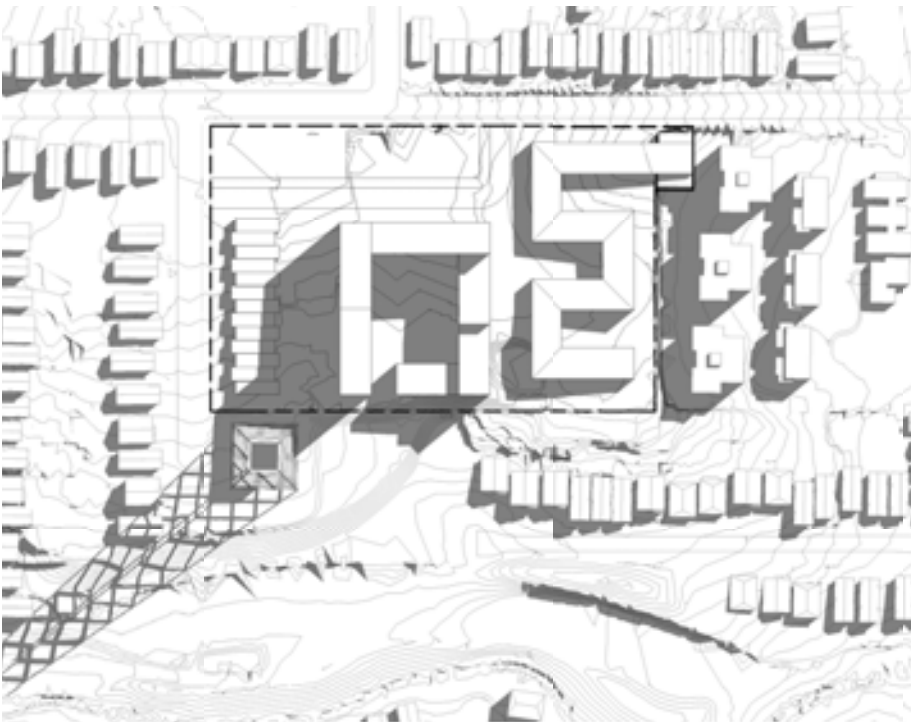
Summary

This option was developed to investigate dynamic building forms that stepped and moved down the slope of the topography, taking advantage of the site conditions to limit the visual impact of buildings. Each building mass is able to achieve SEPP 65 compliance in regards to building depth, separation and sunlight access

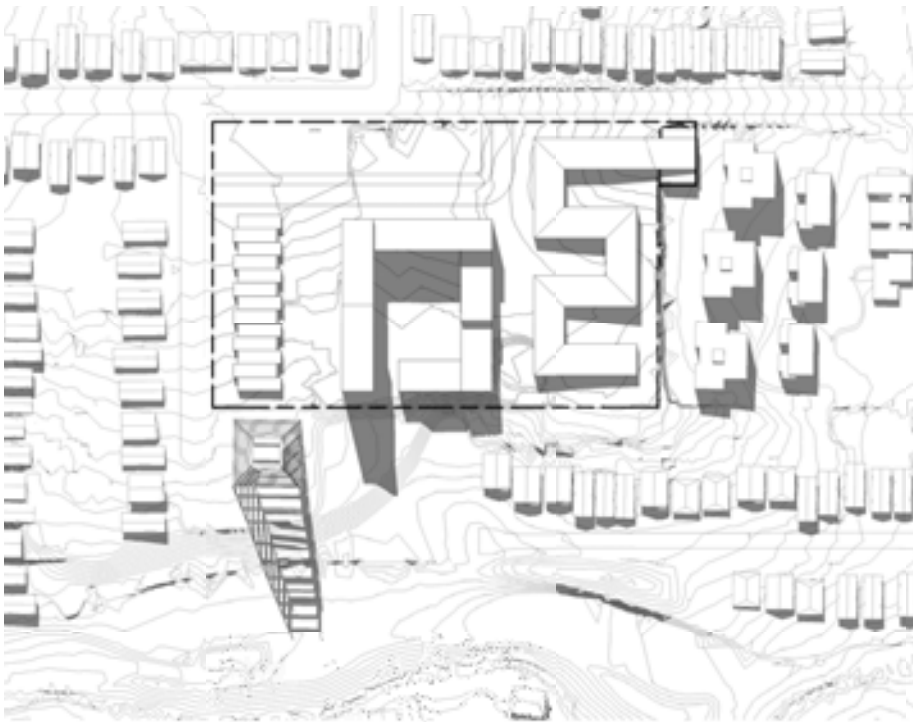




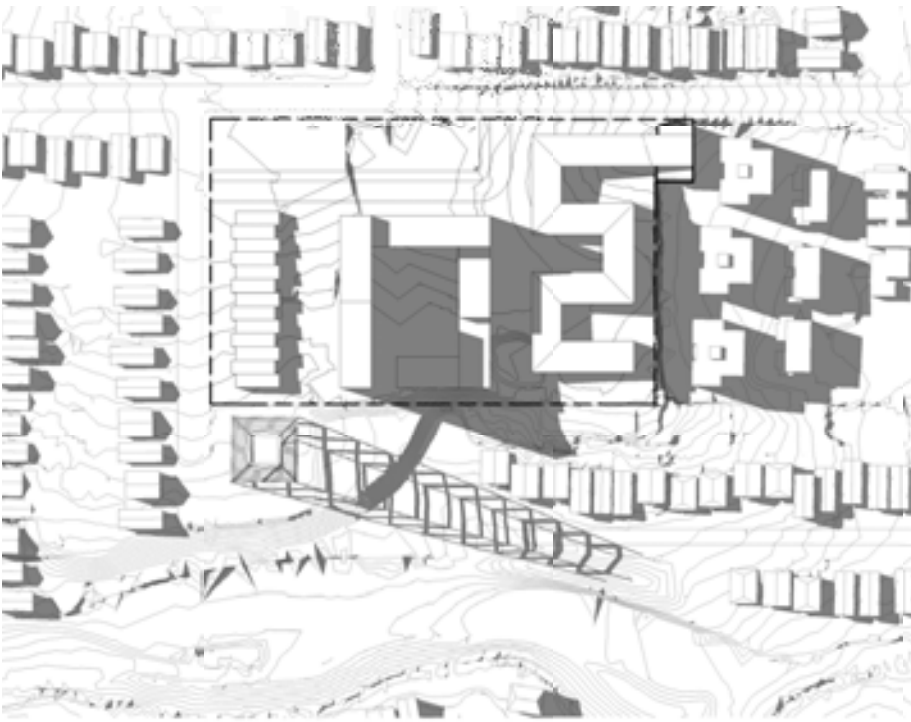
Shadow Diagrams



01 Equinox (22 September 2012) 9am



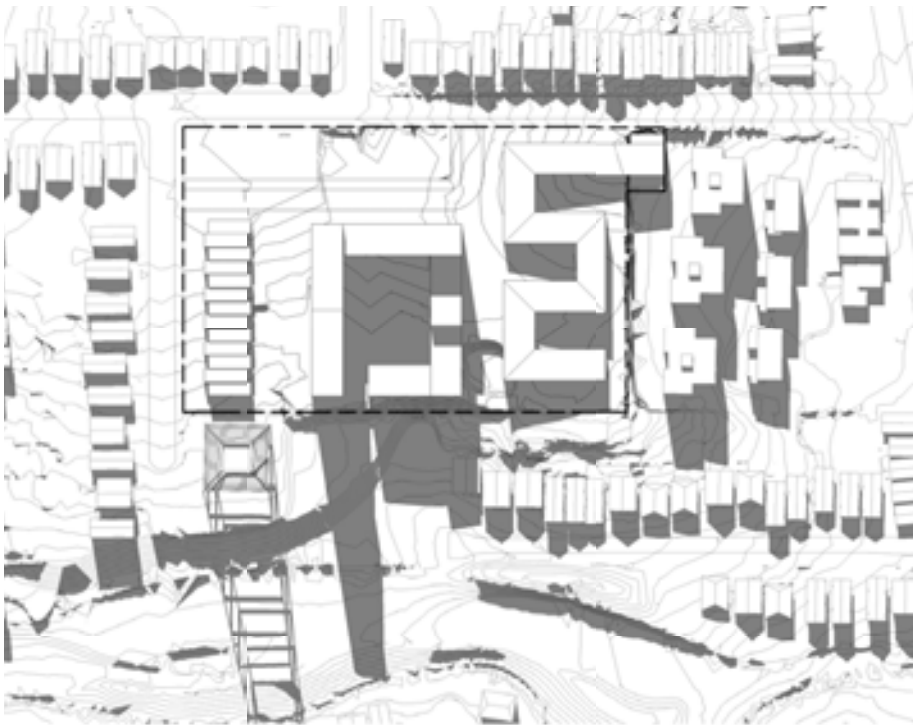
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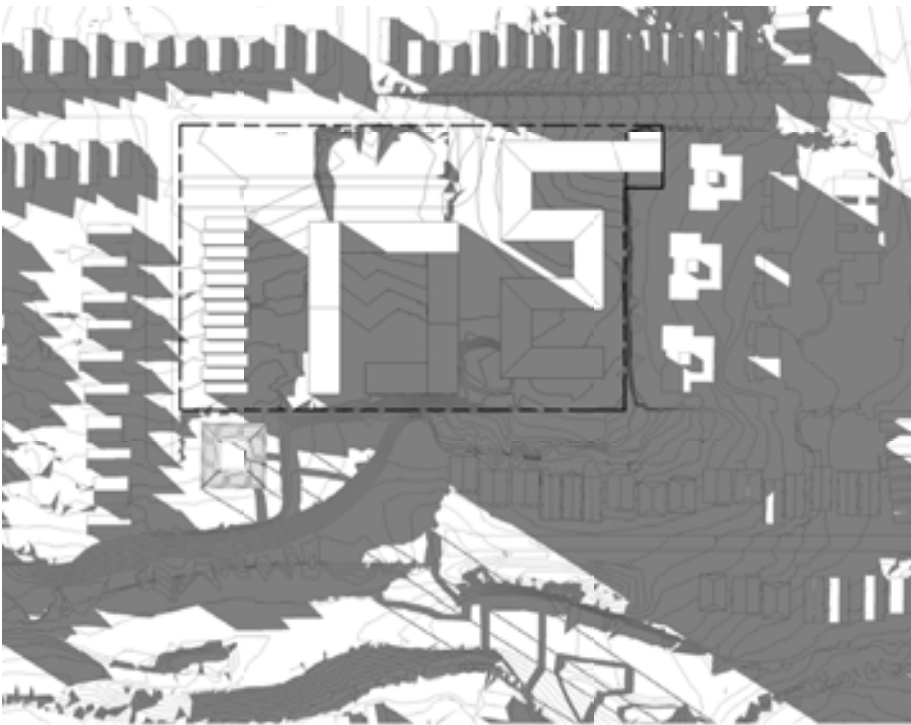
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View Analysis



01 View across the Gore Hill Freeway from Narremburn



02 View from the corner of Small Street and Willoughby Road





View Analysis



03 View along Richmond Avenue



04 View to the corner of Richmond Avenue & Artarmon Road





Concept Plan

Design Intent

Reflecting the same configuration of open space and site access as Option 05, this sketch option presents a strong built edge to Artarmon Road and the linear park. The taller buildings are rotated through 90 degrees, with their short-edges facing north/south. A series of 6-storey buildings are aligned with the southern boundary with a 10m setback to reduce the impact on the Walter Street properties.

Pros

- Good scale to Richmond Avenue
- High quality public parkland
- Public access to the adjoining Council open space
- Reduction in the number of tower forms from 3 to 1
- The creation of discrete development parcels which will potentially enable a diversity of architectural outcomes and development models across the site
- The addition of a substantial common open space to be utilised by future residents
- Addition of a private loop road that would service the larger apartment buildings
- Incorporation of a number of smaller common property residential ‘courtyards’

Cons

- Some overshadowing to adjoining properties
- No reduction to the number of levels of the tallest building
- 6 level building to some part of Artarmon Road

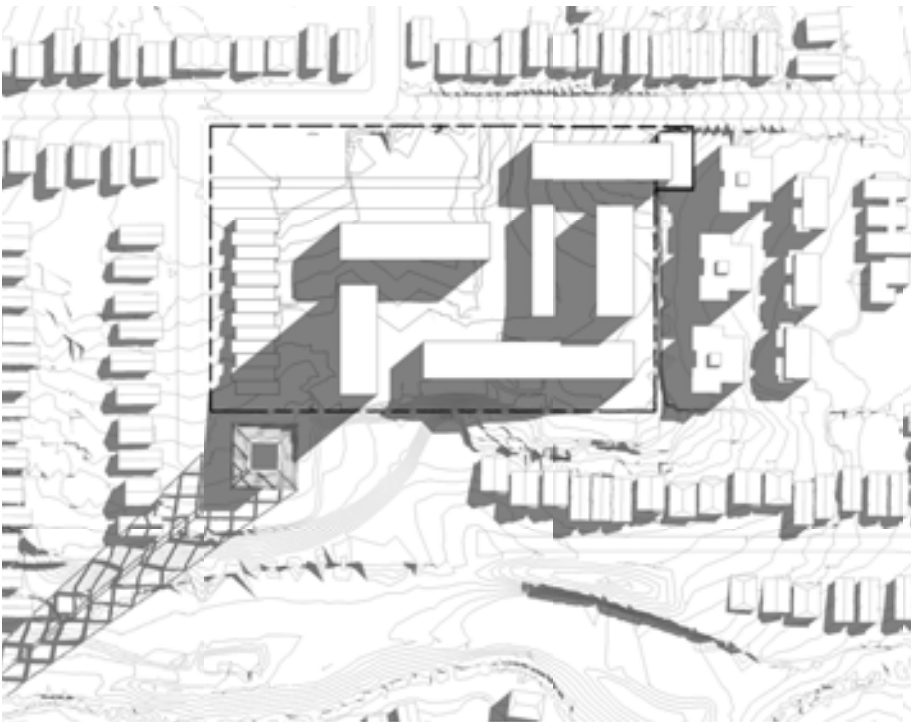
Summary

This scheme seeks to simplify the building envelopes to deliver a more flexible built envelope outcome. The reduction and separation of some of the building forms has placed pressure on the heights of some buildings. The 6-storey block at the south-eastern corner has an over-shadowing impact on the Walter Street properties that must be addressed as part of future schemes.

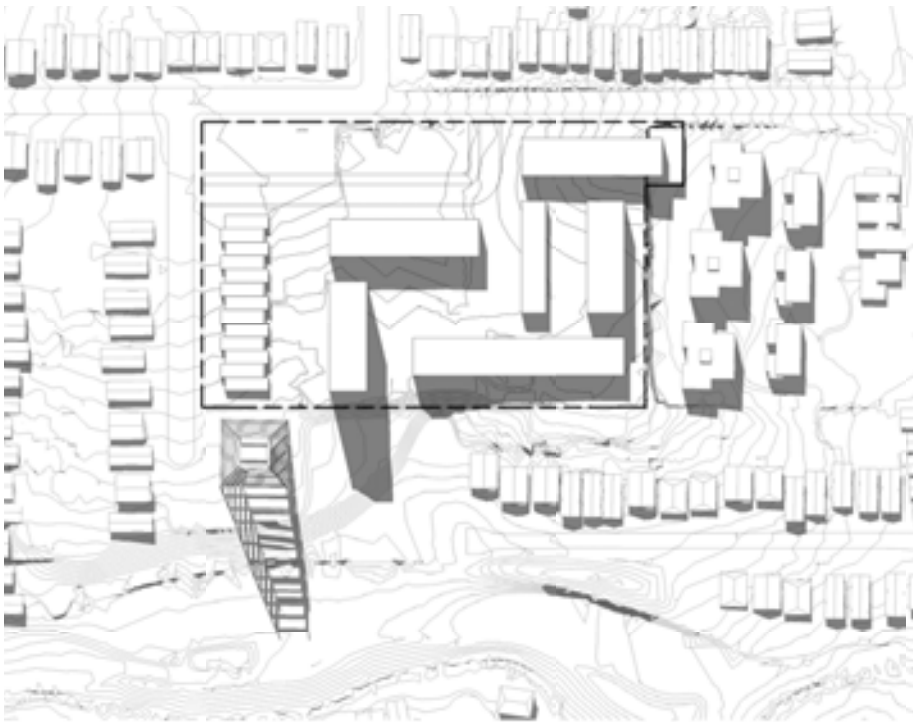




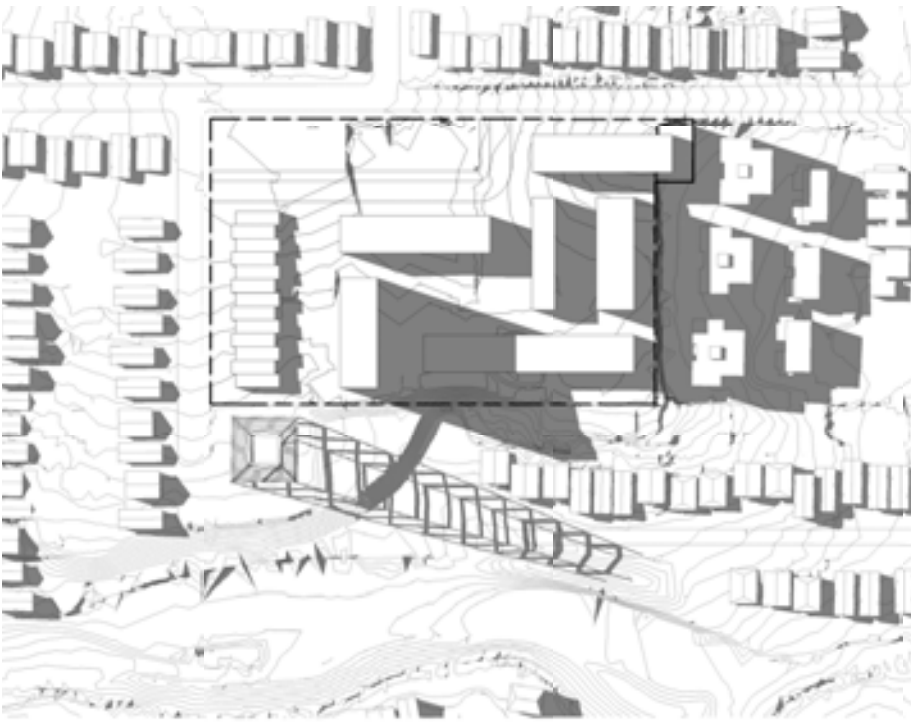
View Analysis



01 Equinox (22 September 2012) 9am



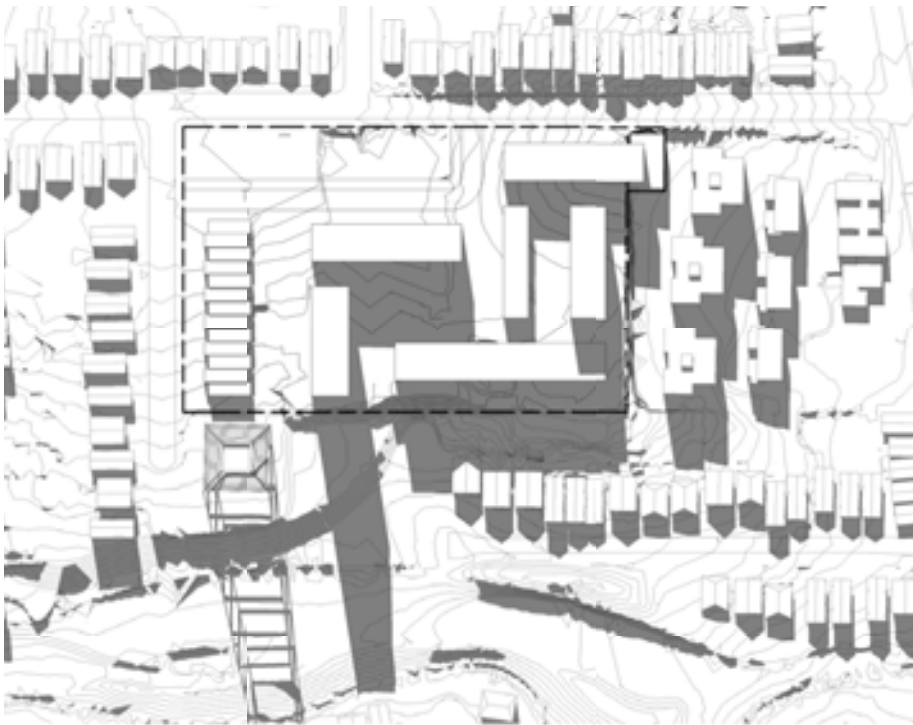
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View Analysis



01 View across the Gore Hill Freeway from Narremburn



02 View from the corner of Small Street and Willoughby Road





View Analysis



03 View along Richmond Avenue



04 View to the corner of Richmond Avenue & Artarmon Road





Concept Plan

Design Intent

This option was developed in response to a suggestion arising from a community consultation meeting. A group of residents asked us to consider the impact of a single taller building that took pressure of the heights of buildings across the site.

Pros

- Good scale to Richmond Avenue
- High quality public parkland
- Public access to the adjoining Council open space
- Reduction in the number of tower forms from 3 to 1
- The creation of discrete development parcels which will potentially enable a diversity of architectural outcomes and development models across the site
- The addition of some common open space to be utilised by future residents
- Incorporation of a number of smaller common property residential 'courtyards'
- Shorter buildings across the site enabled by a single tower that takes up a majority of the development area
- Limited overshadowing to adjoining properties
- Excellent views from the single tower

Cons

- A single very tall tower

Summary

While the single tower casts a long shadow, it's projected over the Gore Hill Freeway during the morning and afternoon in mid-winter. The single tower also takes pressure off the rest of the buildings, reducing their height and addressing any over-shadowing of the Walter Street properties

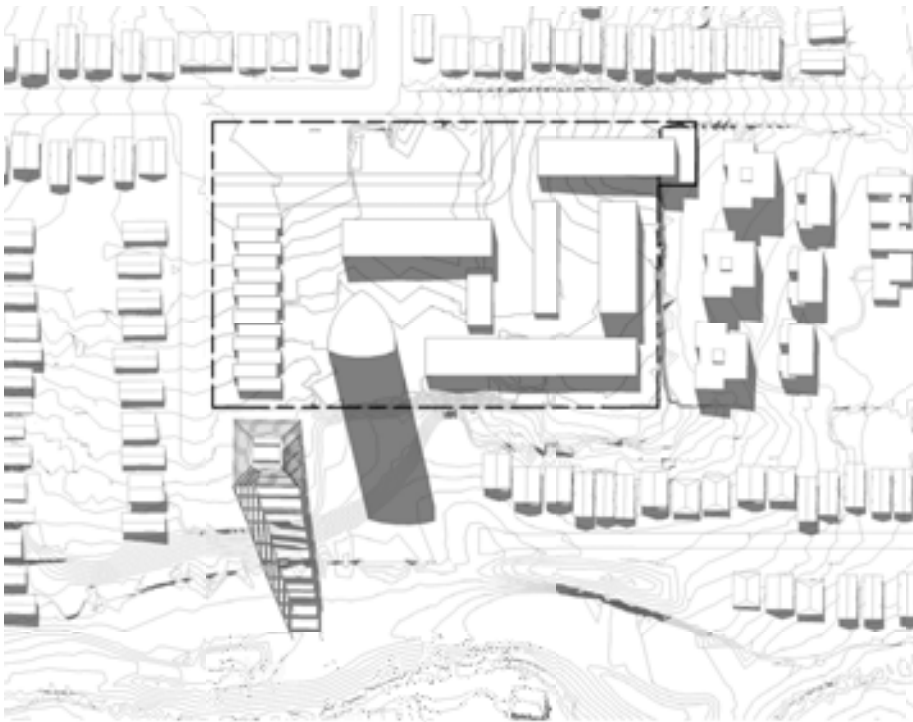




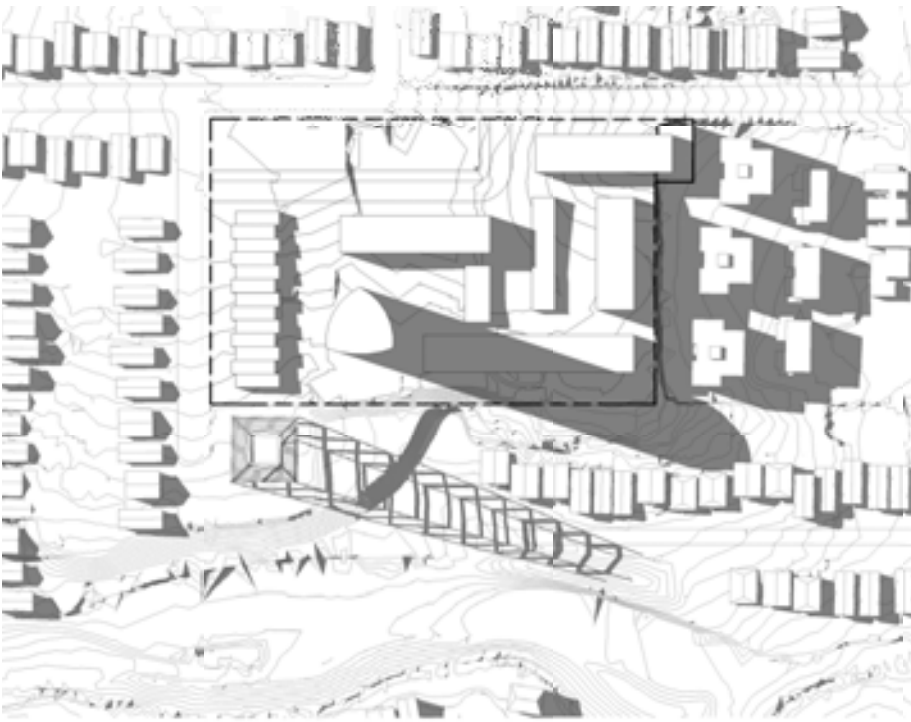
View Analysis



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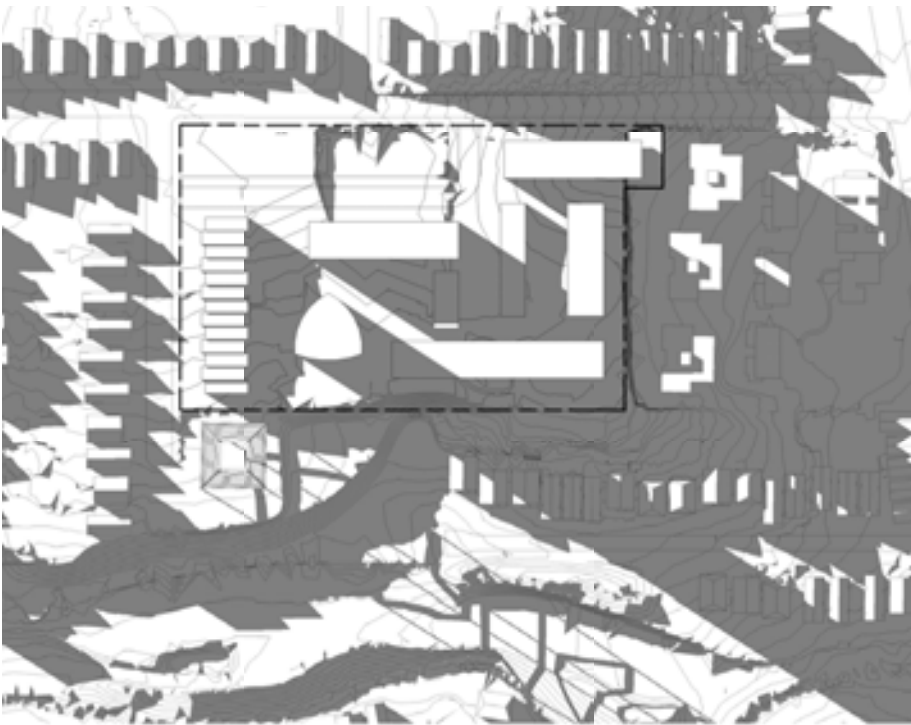
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View Analysis



01 View across the Gore Hill Freeway from Narremburn



02 View from the corner of Small Street and Willoughby Road





View Analysis



03 View along Richmond Avenue



04 View to the corner of Richmond Avenue & Artarmon Road





Concept Plan

Design Intent

Respond to each of the site edge conditions through generous setbacks, retention of existing trees, configuration of public open spaces and positioning of built form. Each of these design drivers seeks to address issues raised during the consultation and identified through the site analysis exercises.

Pros

- Linear park along Artarmon Road encouraging use by neighbours and setting development back from the street edge (40-45m)
- Development of Scott Street allows reconfiguration of the site access and circulation, avoiding existing junction at Edwards Street and crest at Artarmon Road
- Development setback from southern boundary, reducing potential for overshadowing of Walter Street properties
- Orientation and location of tallest buildings seeks to reduce visual impact and over-shadowing to the south
- Scale and setback of terraces along Richmond Avenue reflect existing residential character and allow trees to be retained as part of the streetscape
- Loft (admin) building replaced with pocket park
- Satisfies SEPP65 requirements

Cons

- Three buildings above the height of 10-storeys
- Potential over-shadowing of some Walter Street properties in the hours leading to 3pm during mid-winter
- Tallest building located adjacent to the telecommunications tower

Conclusions

This option is an evolution of the options prepared for the community and stakeholder consultation, taking into consideration the inclusion of Scott Street as part of the site and the opportunities this presented to the location and orientation of built form.



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