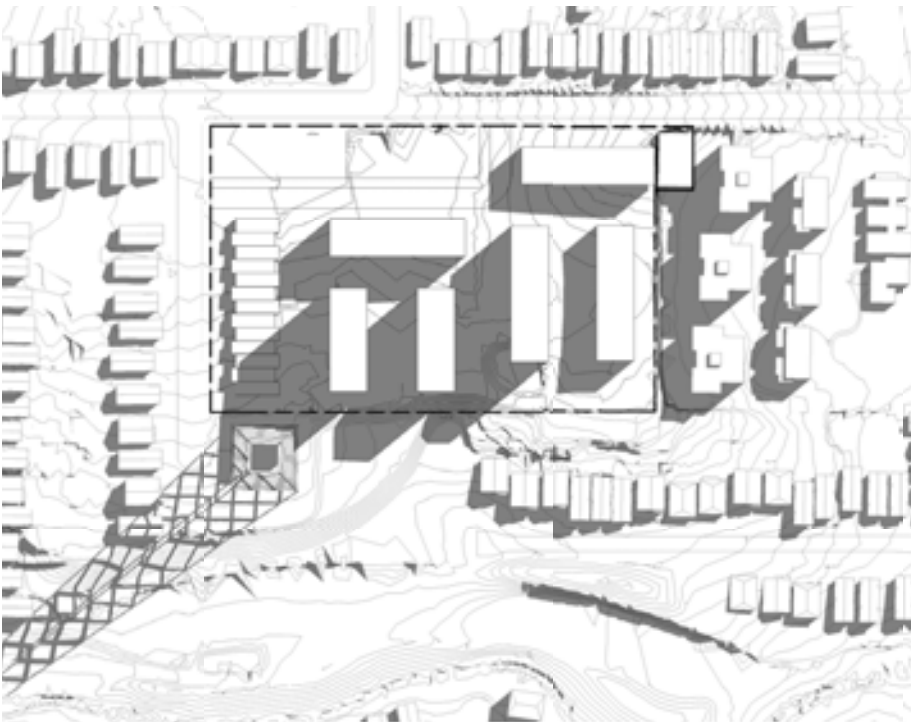
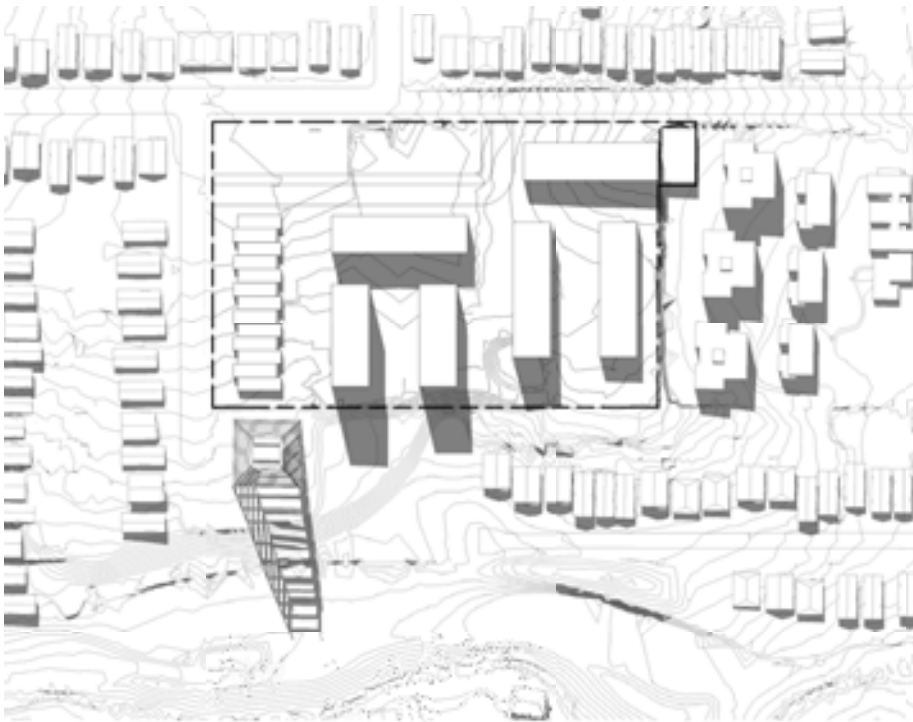


View Analysis



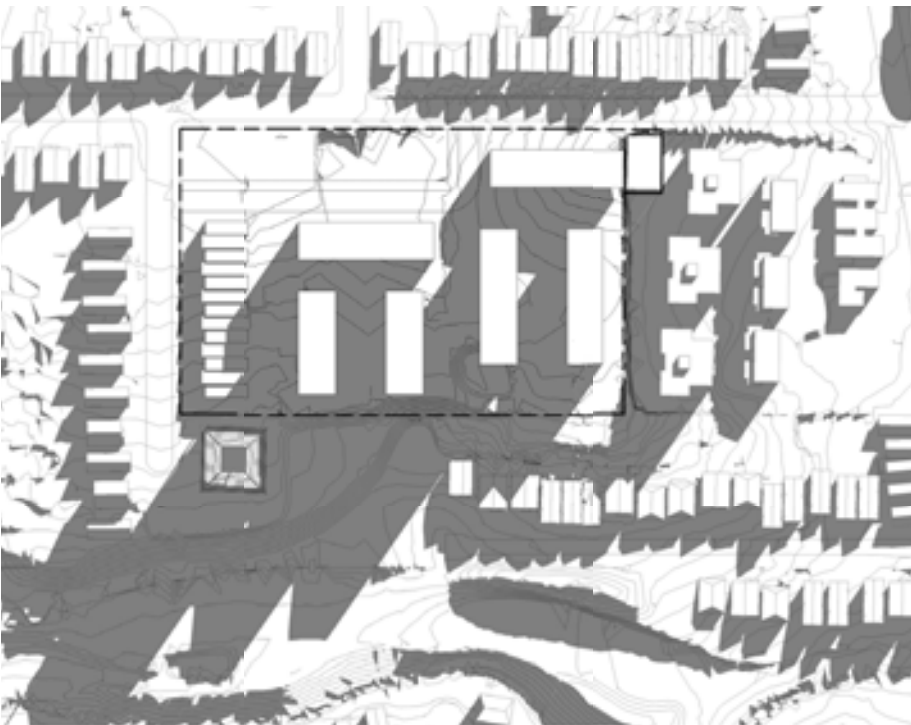
01 Equinox (22 September 2012) 9am



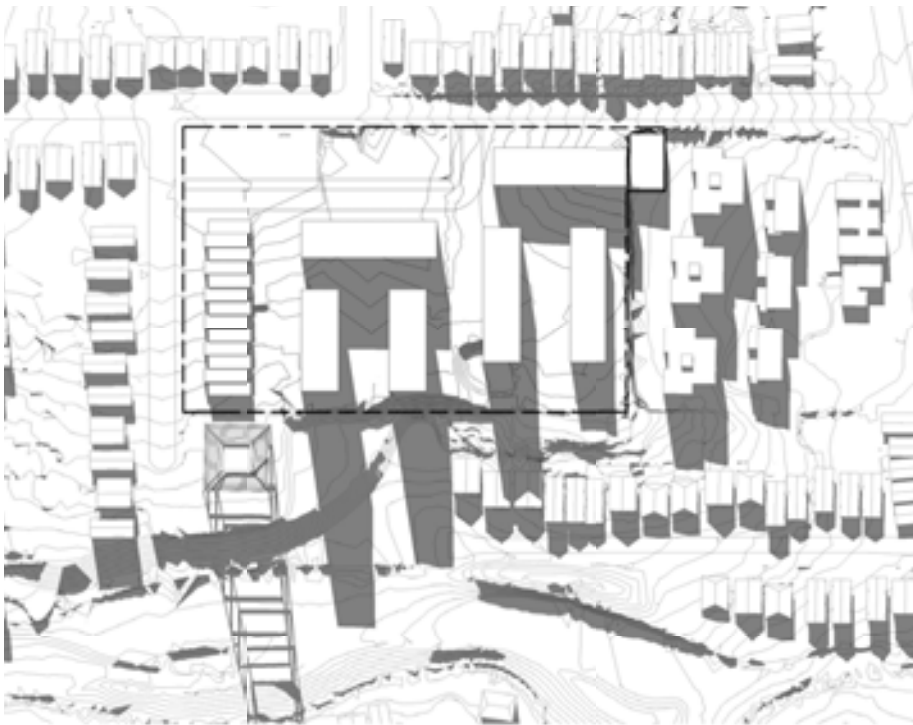
02 Equinox (22 September 2012) 12pm



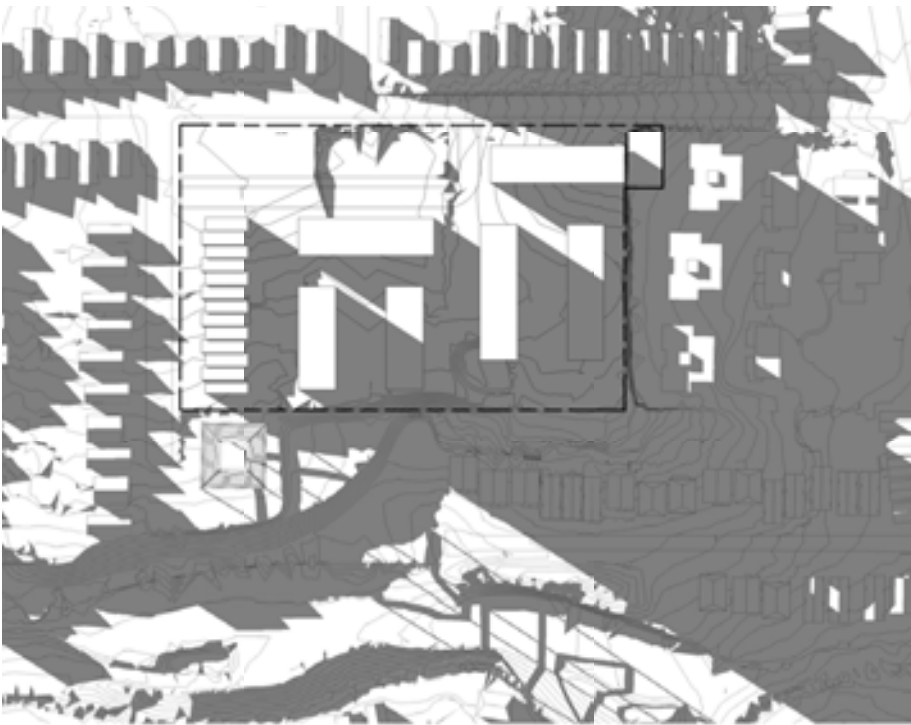
03 Equinox (22 September 2012) 3pm



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

Similar to Option 08, and a further investigation of Option 04, this approach responds 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

- Range of open space types and scale catering to public and private users
- Reduced scal of development along the eastern boundary, adjacent to Castle Vale (6-storeys)
- Taller buildings located in the centre of the site and along the southern boundary, adjacent to the telecommunications tower
- 3-storey buildings to the north of the Walter Street, setback 10m from the boundary, reducing the potential impact of over-shadowing
- Taller buildings (10 & 16 storeys) orientated with short/ narrows edges to the south, reducing visibility and over-shadowing
- Satisfies SEPP65 requirements

Cons

- Two buildings at 16-storeys
- Potential over-shadowing of some Walter Street properties in the hours leading to 3pm during mid-winter
- A building located to the north of the Walter Street properties, albeit only 3-storeys
- Traffic access and egress from Richmond Avenue
- Tallest building located adjacent to the telecommunications tower

Conclusions

This plan investigates the benefits and impacts of Option 08 through the relocation of floor space across the site to address concerns of over-shadowing and privacy.

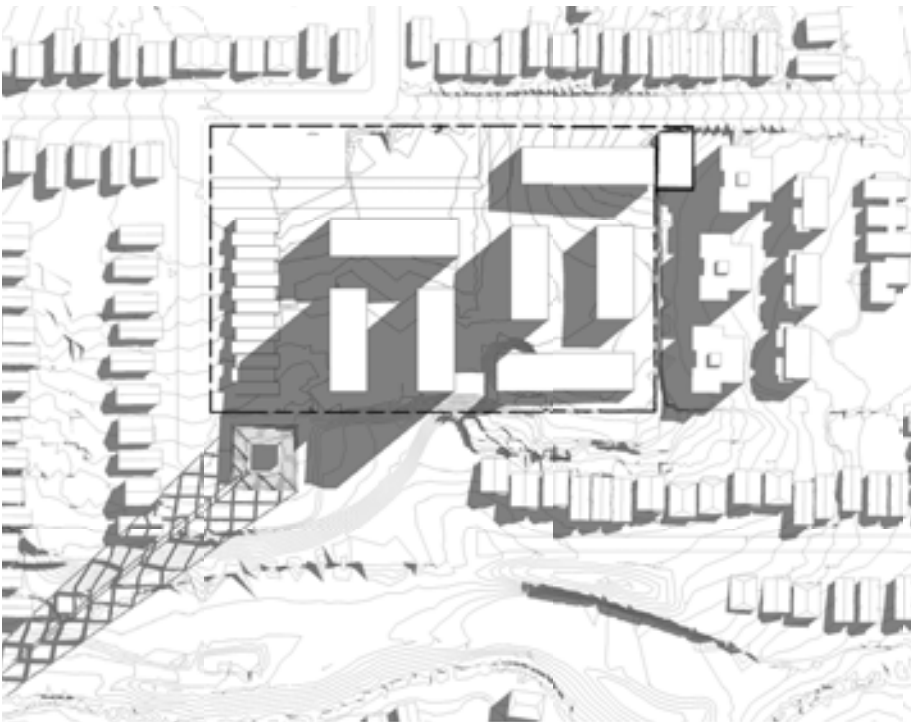
By focusing floor space in the two 16-storey buildings at the southern boundary, the rest of the built form can be down-scaled and respond to their associated edge conditions.



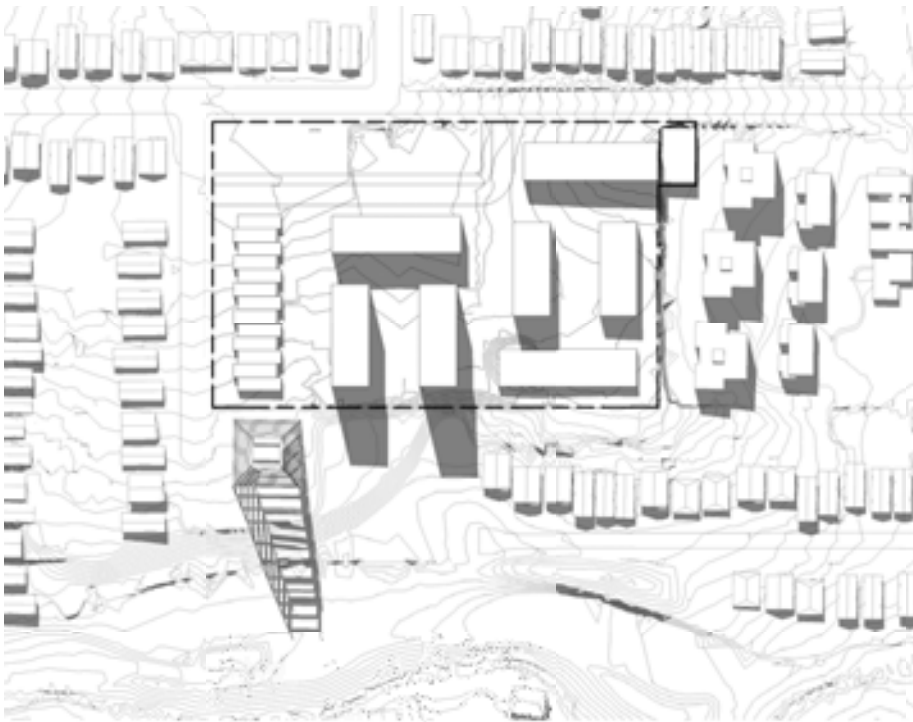
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View Analysis



01 Equinox (22 September 2012) 9am



02 Equinox (22 September 2012) 12pm



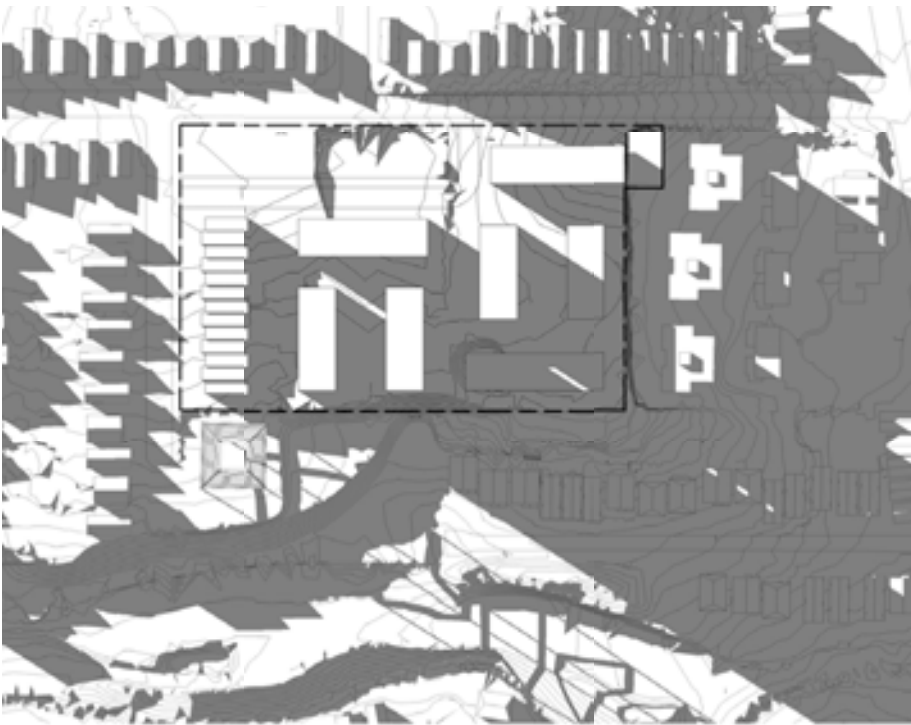
03 Equinox (22 September 2012) 3pm



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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

Following the consultation events two site circulation and access configurations were investigated. This option reflects the second, where a 'u'-shaped road provides access and egress from Artarmon Road, and avoids the junction with Edward Street. Two public open spaces are created along Artarmon Road, which can be characterised and programmed according to need. The layout and scaling of built form responds to the sensitivity of the various edge conditions.

Pros

- Two substantial open spaces are created along Artarmon Road, and are available for passive or active uses
- Site access is gained from Artarmon Road, relieving Richmond Avenue from carrying traffic generated from the site
- Two buildings above 10-storeys (12 and 16)
- Greater variety of building types and heights, including 2-storey terraces along Richmond Avenue and fronting the internal road
- Provision of internal private spaces with passive surveillance from adjacent buildings
- Orientation and location of the 16-storey building seeks to reduce over-shadowing and visual impact from the south
- Satisfies SEPP65 requirements

Cons

- 12-storey building along the western boundary, adjacent to Castle Vale
- Open space along Artarmon Road is split by the site access road
- 6-storey buildings located to the north of Walter Street, albeit 15m from the site boundary
- Single 6-storey building fronting Artarmon Road - further analysis of visual character required
- Assumes Scott Street is part of the site's developable area

Conclusions

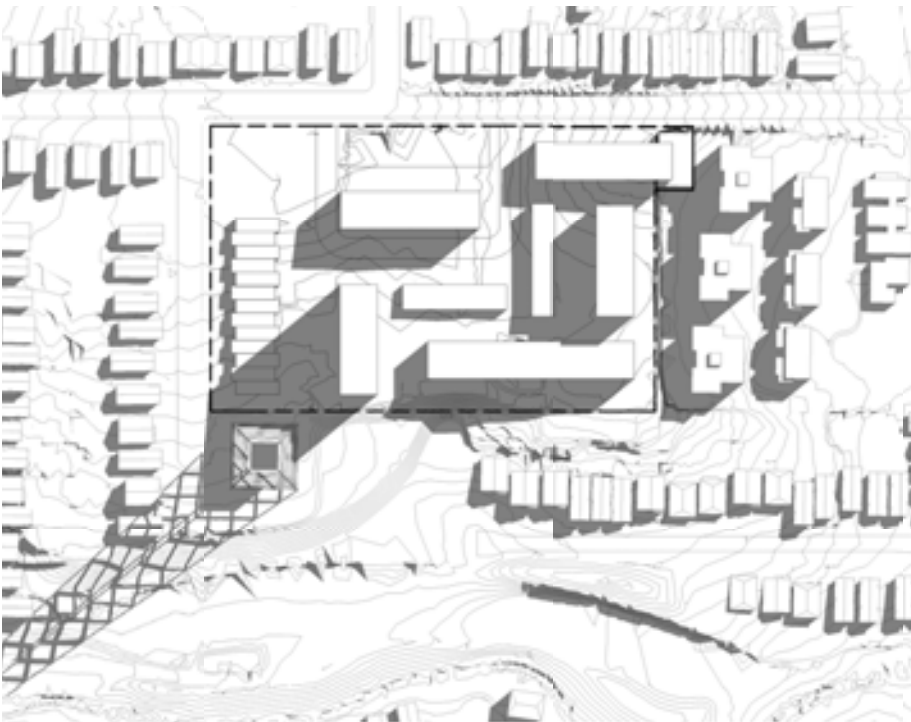
The reconfiguration of the site's road layout and access points creates two substantial open spaces on Artarmon Road, though the western access splits the space. The positioning and scale of the 6-storey block in the south-eastern corner causes an overshadowing of the Walter Street properties. This layout does however offer greater street frontage and 'addresses' for the majority of buildings. The shadows cast by the 20-storey block in the afternoon of mid-winter is also a concern.



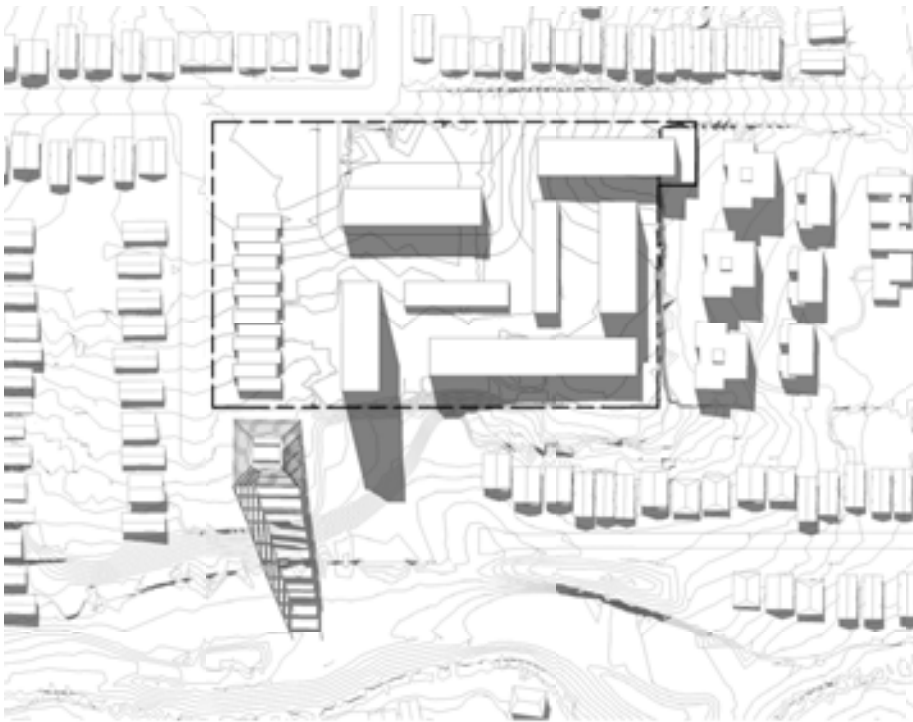
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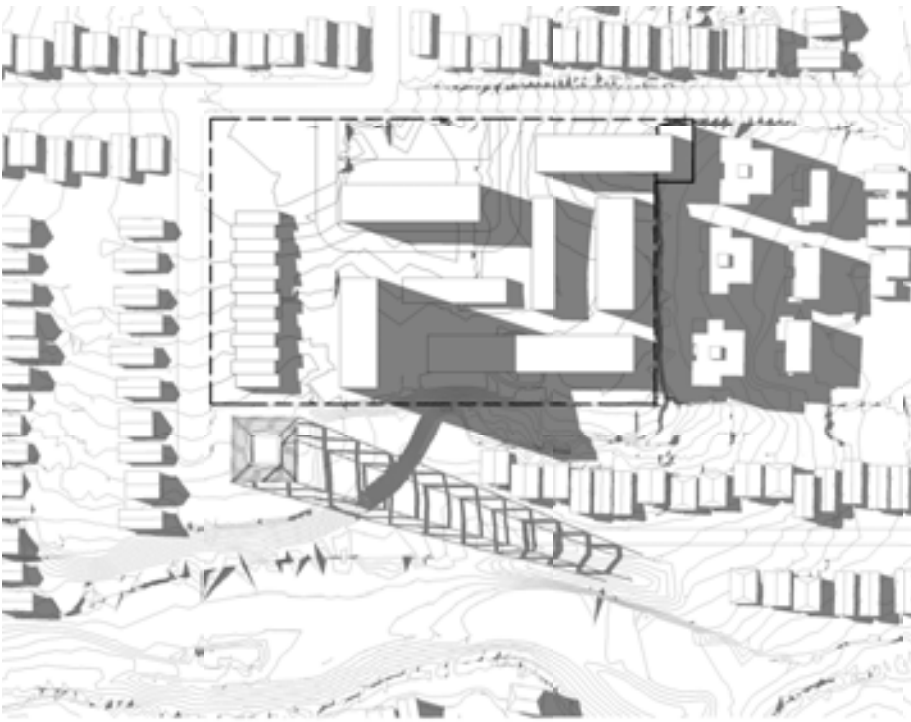
View Analysis



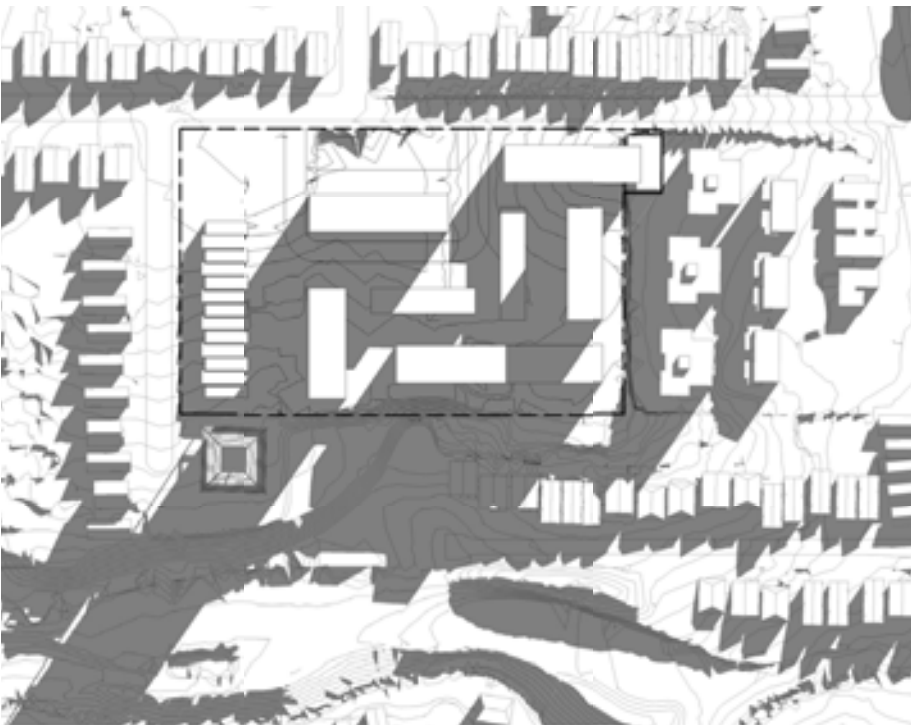
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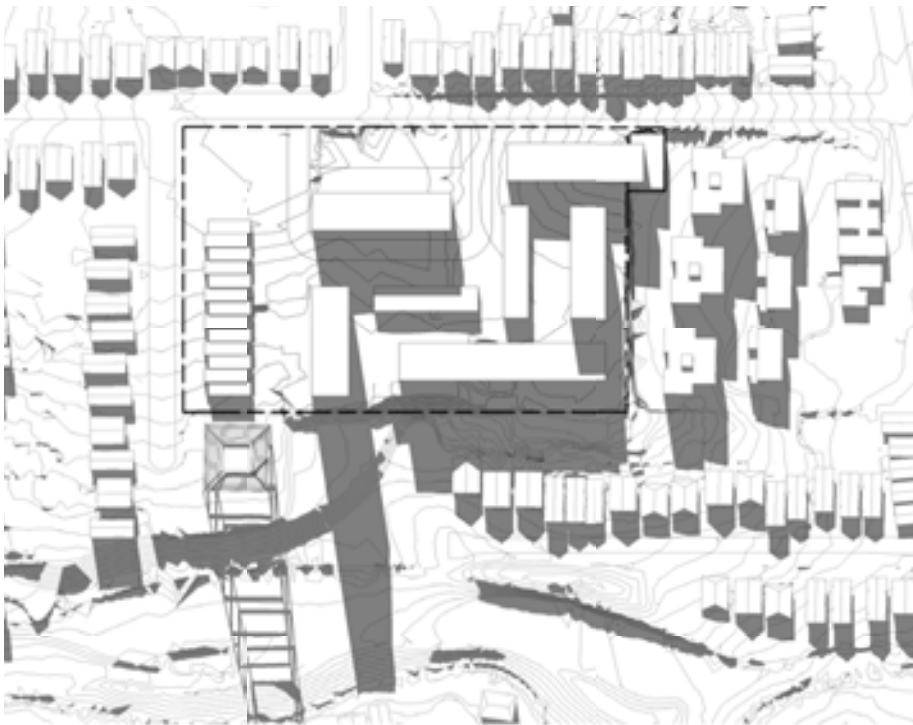
02 Equinox (22 September 2012) 12pm



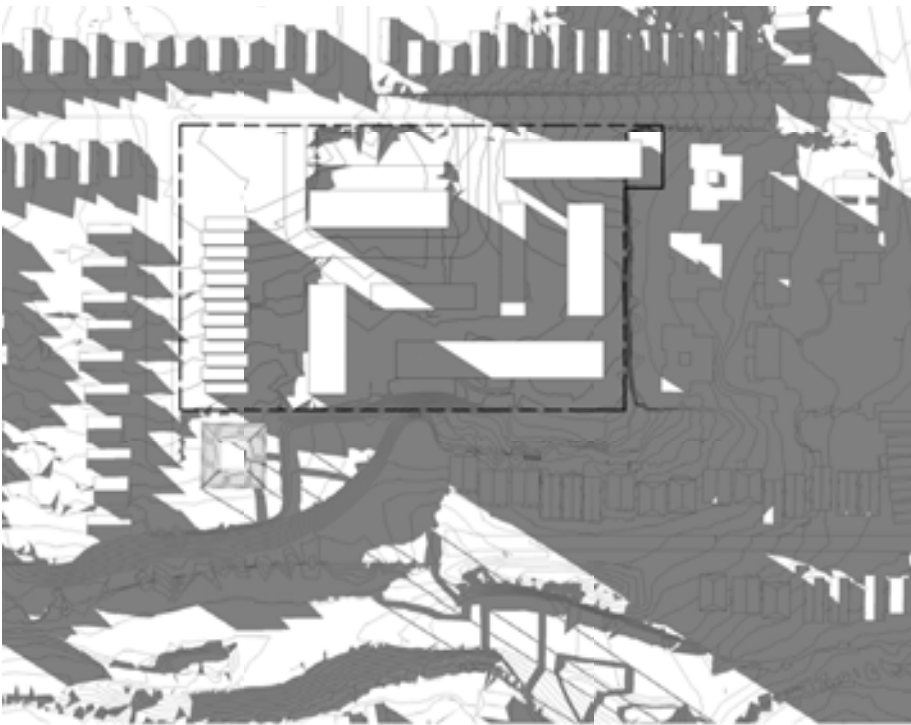
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05 Mid-Winter (21 June 2012) 12pm



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

Based on a similar design intent at Option 07, this plan investigates the benefits and impacts arising from adopting a single tower structure to relieve pressure on the rest of the site. Positioned at the back of the site, 40m from the base of the transition tower, a 36-storey would cast shadows over the reserve and Gore Hill Freeway. Whilst being prominent when viewed from the site, this could be managed through architectural detailing and orientation.

Pros

- Good variety and scale of open spaces across the site, including public parks to private courtyards
- Richmond Avenue fronted by two-storey terraces and public open space, with existing trees retained
- Single tower allows the scale of the remaining buildings to be reduced
- 4-storey building setback 15m from the southern boundary, addressing the potential shadowing of Walter Street properties
- Development along Artarmon Road is reduced to 4-storeys with basement parking access gained from the (former) Scott Street junction.
- Two and six storey buildings fronting the internal road - lower residential scale
- Excellent views from the single tower

Cons

- A single very tall tower

Summary

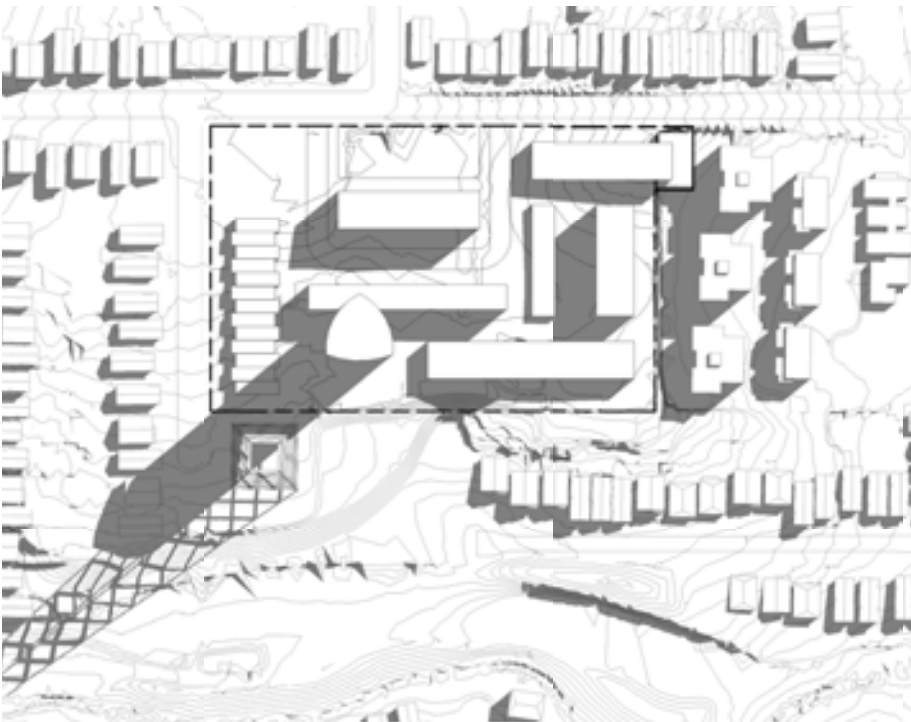
This option was developed in response to a suggestion arising from a community consultation meeting. This concept has been investigated across two site configurations with varying heights. As the height of the tower reduces, the scale of the other buildings increases and the benefits associated with this plan become negligible.



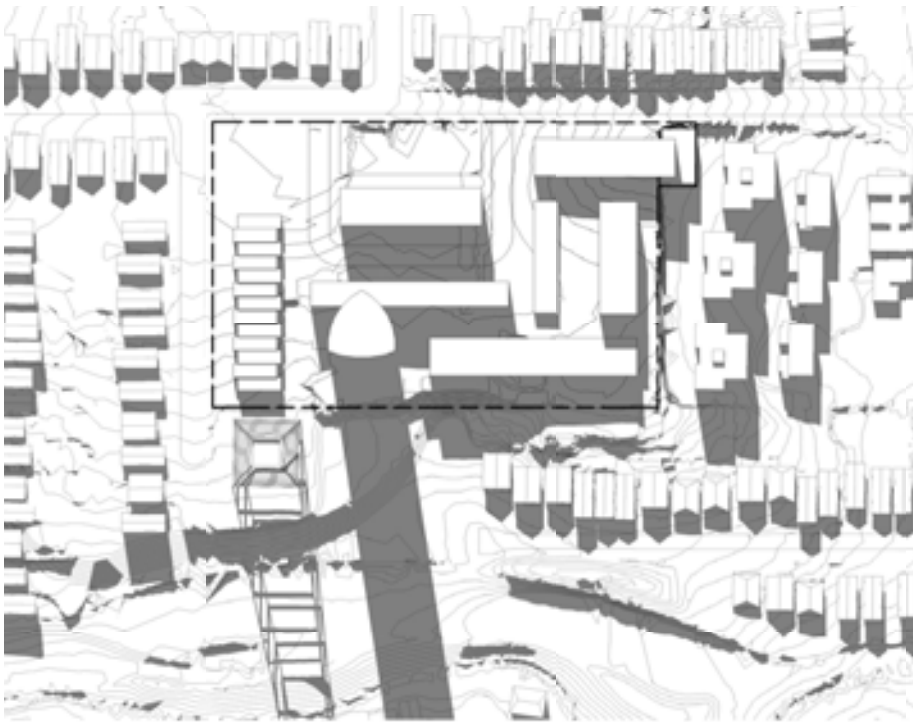
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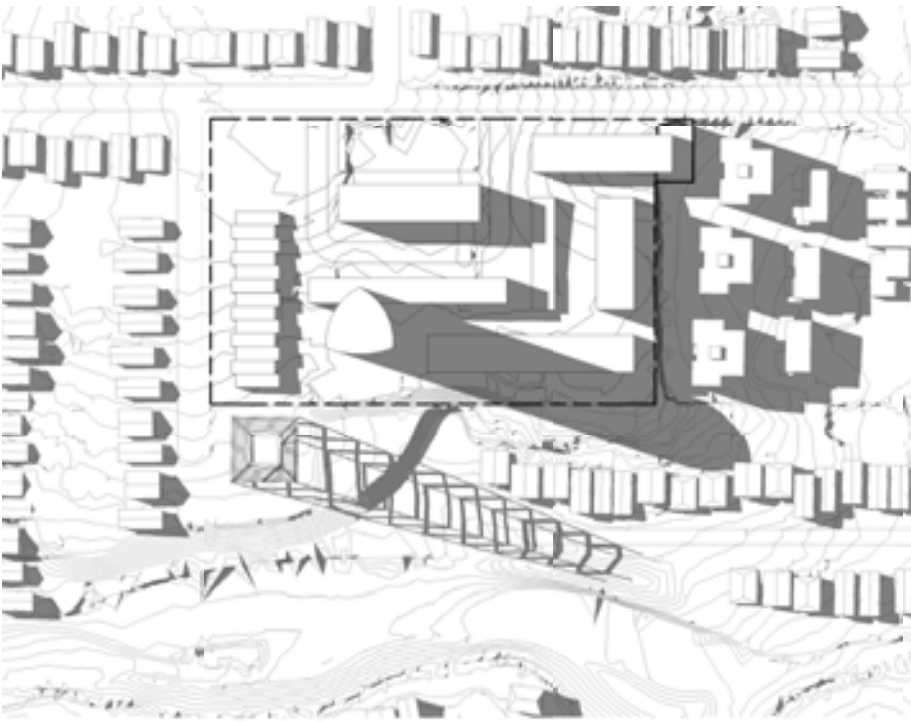
View Analysis



01 Equinox (22 September 2012) 9am



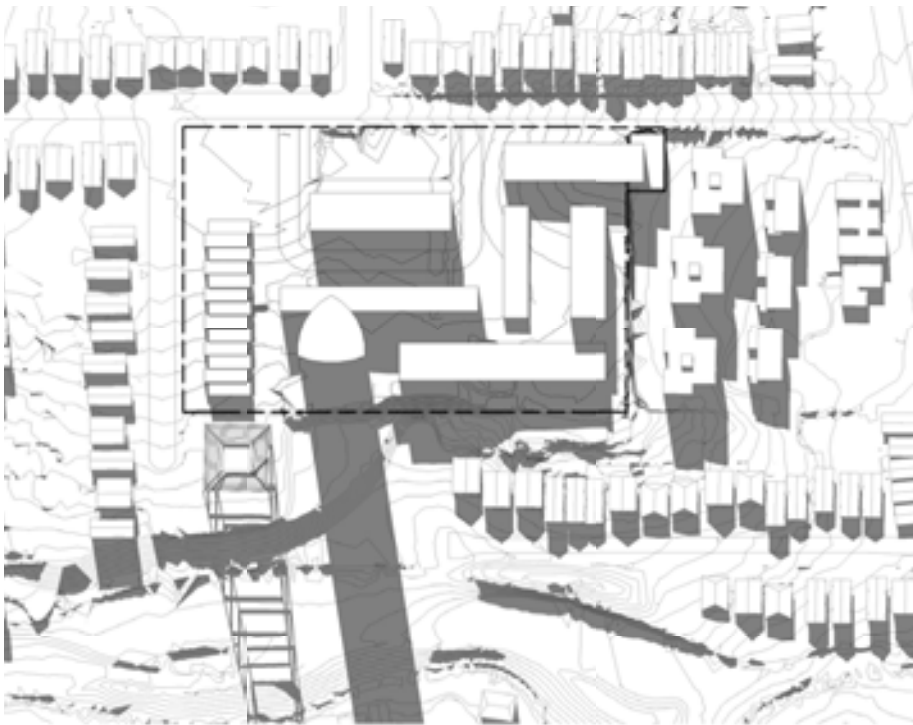
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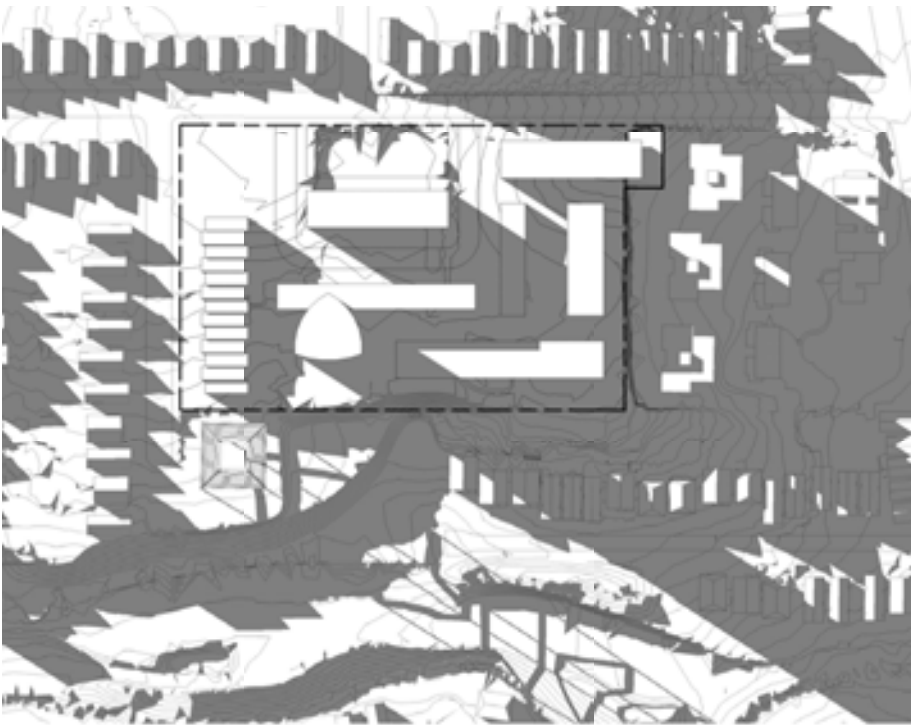
03 Equinox (22 September 2012) 3pm



04 Mid-Winter (21 June 2012) 9am



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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 single tower has been reduced in height and that quantum of floorspace spread across a number of buildings to increase the average height of the buildings, including those along Artarmon Road, the southern boundary and western boundary to Castle Vale. This approach seeks to retain the proportion and location of open space, which has driven up the heights and created issues with over-shadowing of neighbouring properties.

Pros

- Good variety and scale of open spaces across the site, including public parks to private courtyards
- Richmond Avenue fronted by two-storey terraces and public open space, with existing trees retained
- Single tower allows the scale of the remaining buildings to be reduced
- Four and six storey buildings fronting the internal road - lower residential scale
- Excellent views from the single tower

Cons

- 12-storeys along the western boundary
- 6-storeys along the southern boundary
- A single tall tower

Summary

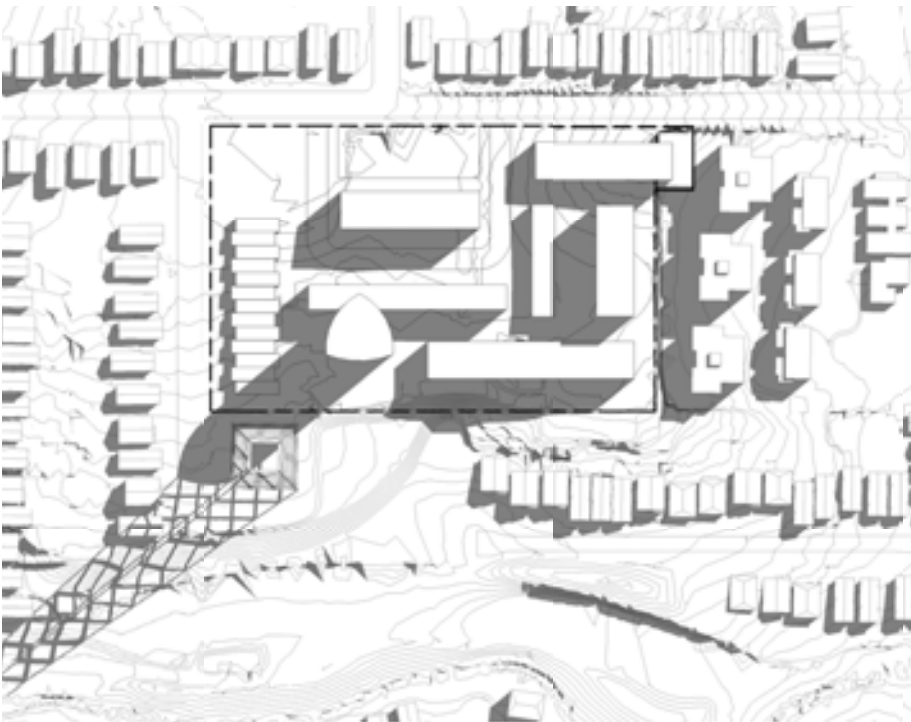
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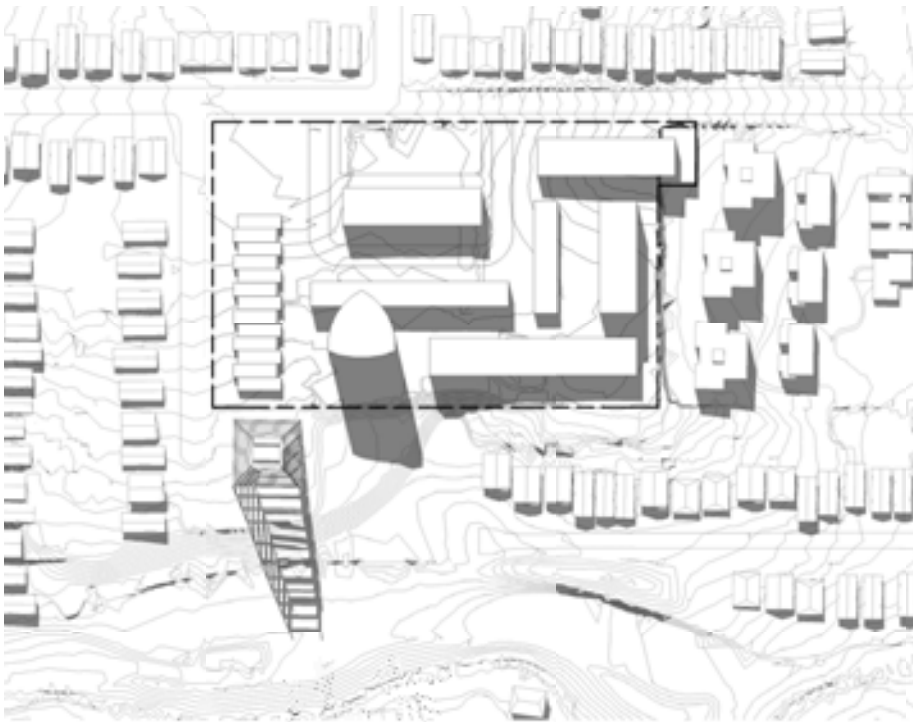
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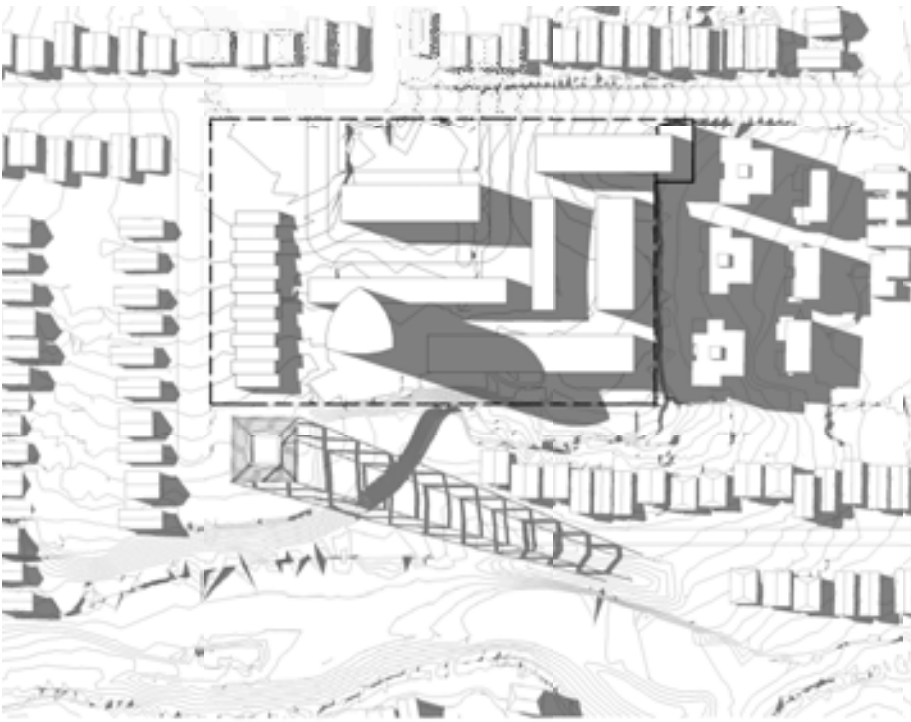
View Analysis



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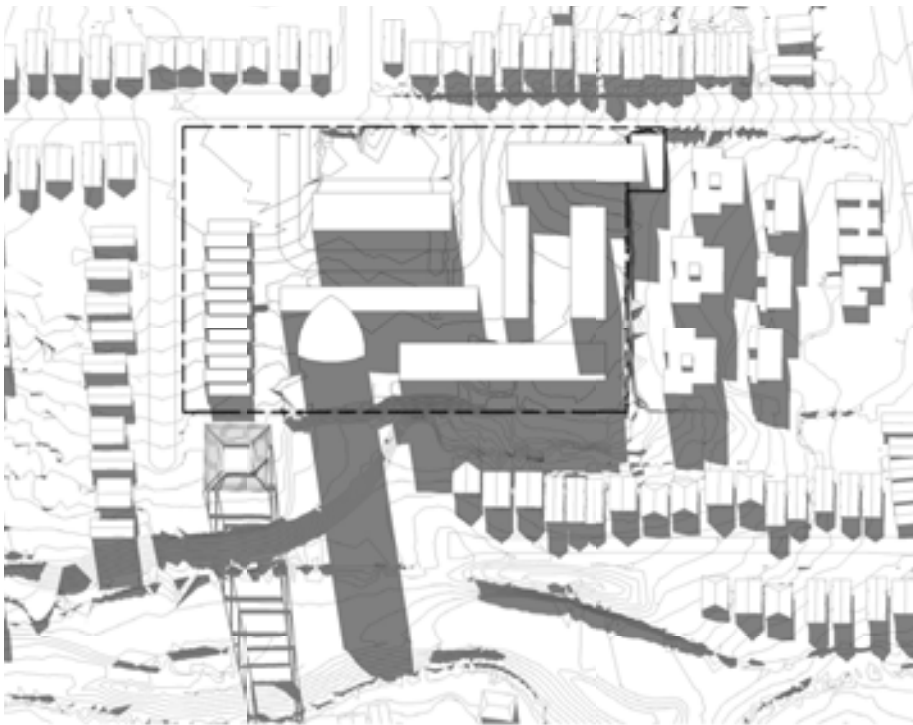
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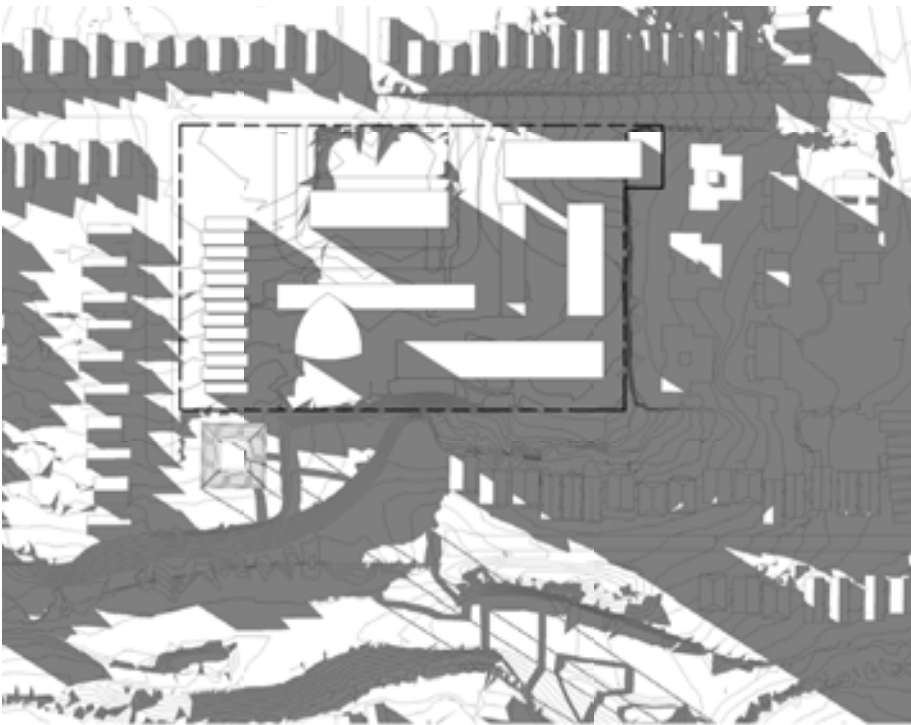
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View Analysis



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Concept Plan

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- 6-storeys along the southern boundary
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Summary

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