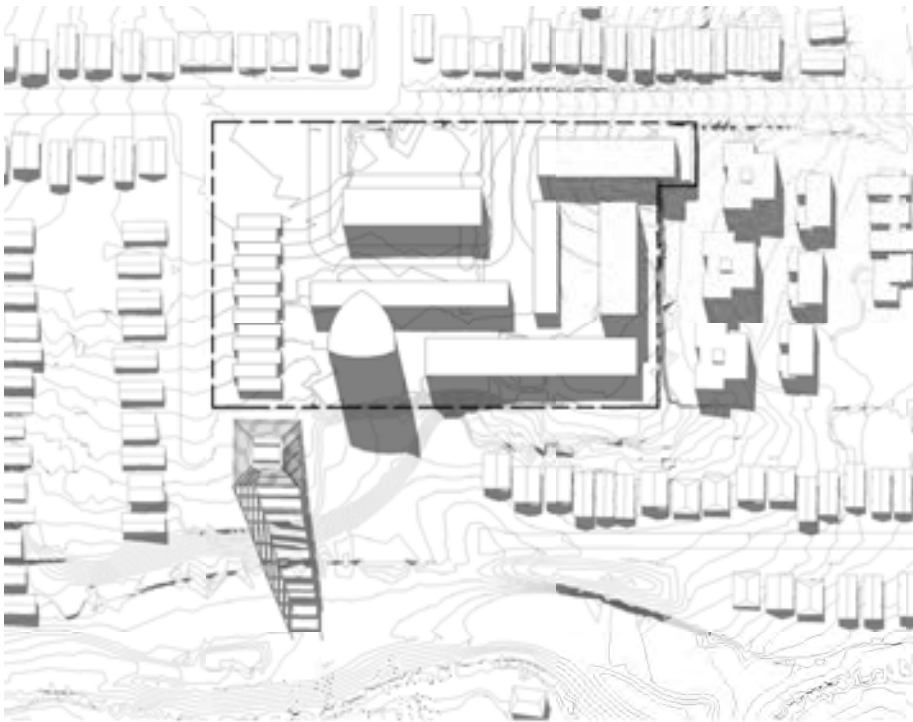


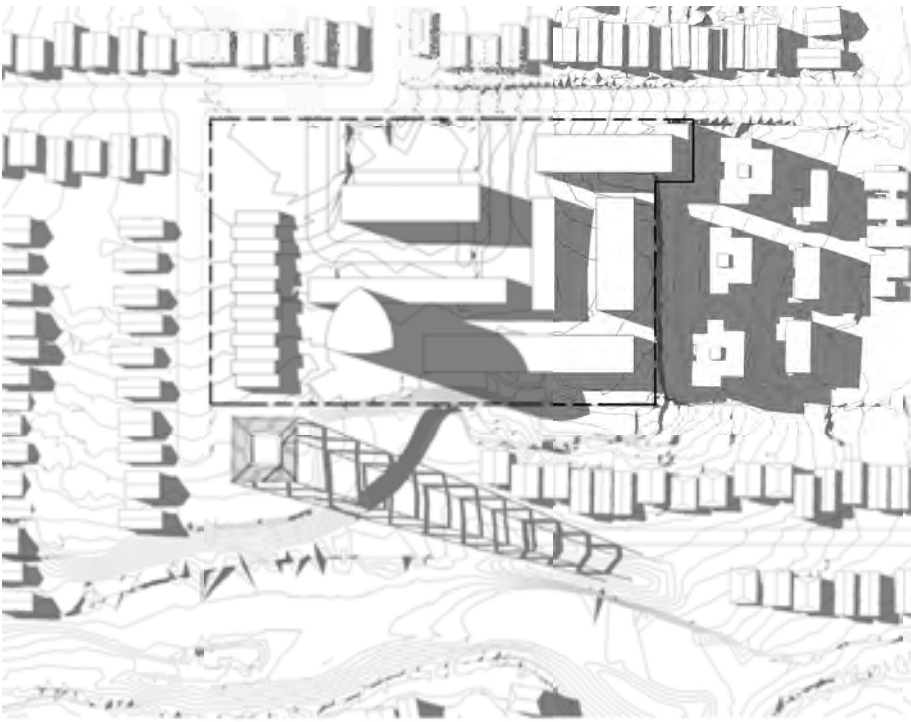
View Analysis



01 Equinox (22 September 2012) 9am



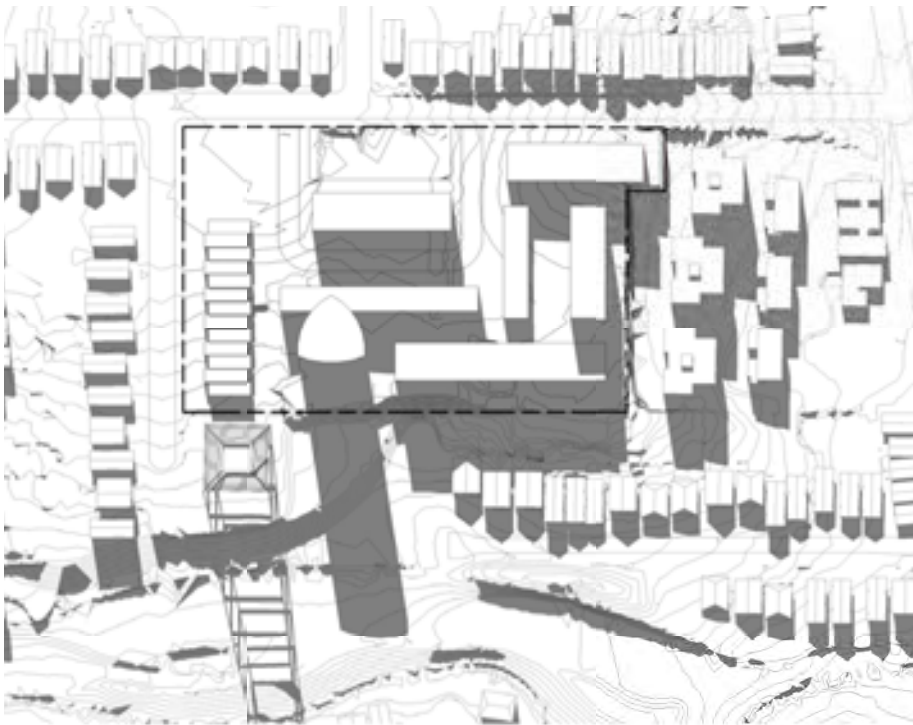
02 Equinox (22 September 2012) 12pm



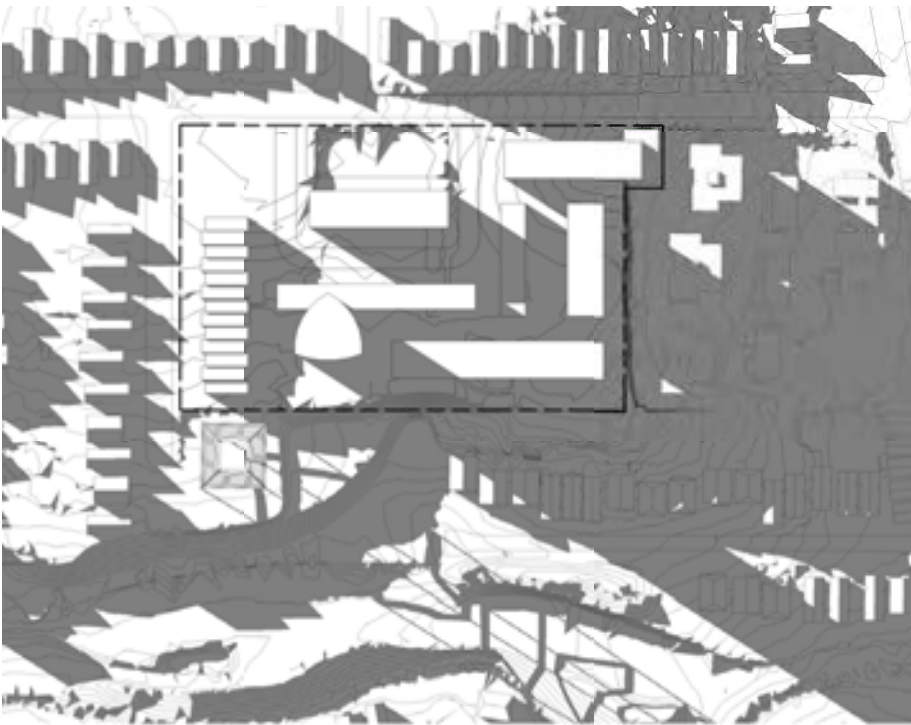
03 Equinox (22 September 2012) 3pm



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



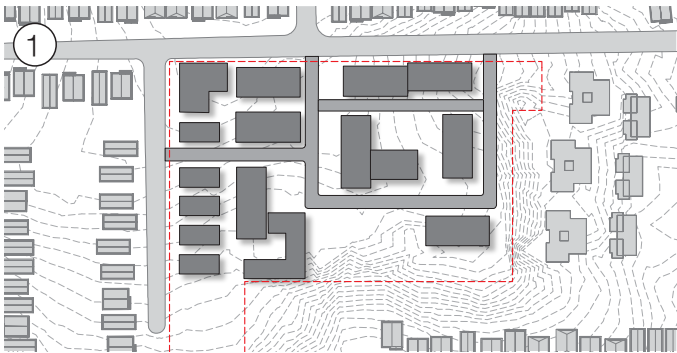
03 View along Richmond Avenue



04 View to the corner of Richmond Avenue & Artarmon Road



Ground Plane Considerations



The proposed ground plane arrangements consider a number of different building locations, staging opportunities, public open spaces, view corridors and road alignments. It is our opinion that a single road which bounds a new public park, with connections to Artarmon Road and Richmond Avenue is at this stage the most appropriate outcome. This arrangement achieves a number of things;

- Isolates the new public park from the development proper, and as such presents the park as a truly civic and public place – independent of who owns or manages it,
- Helps resolve a number of complex traffic scenarios in regards to ingress and egress from Artarmon Road, while ensuring safe traffic movements westward along Artarmon Road to the crest of the hill,
- Resumption of Scott Street into the site enables built form to be located in this region, taking pressure off other areas of the site,
- The division of the site into three precincts – Richmond Avenue terraces, Scott Street Dwellings & Artarmon Hill Apartments, would encourage and facilitate relatively simple staging, the potential of a diversity of architectural and development opportunities and a range of dwelling offers.

Options that we believe show some promise from this perspective are 5, 6, 7, 8 & 9



Shadow Analysis

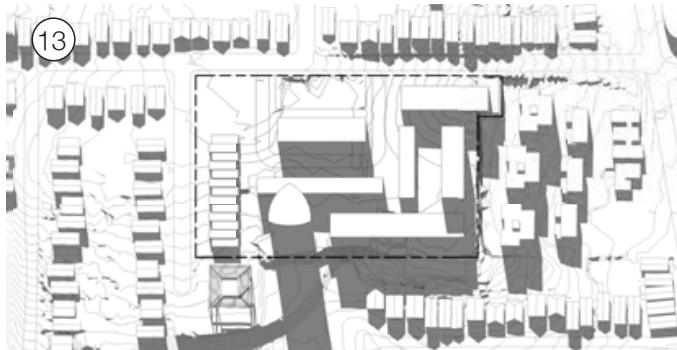
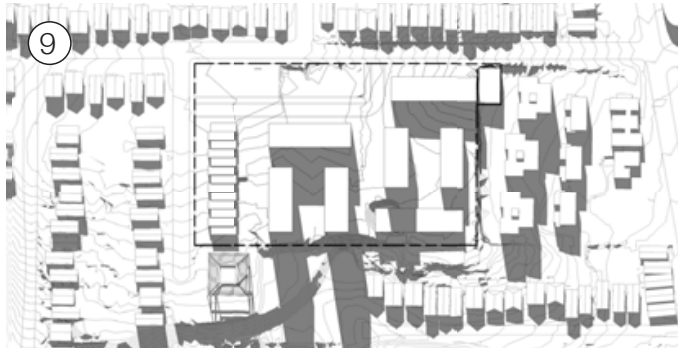
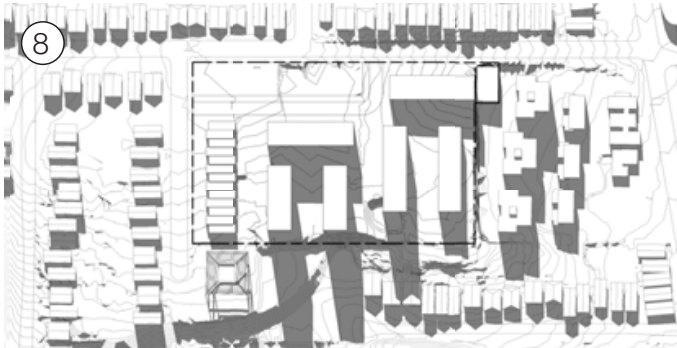
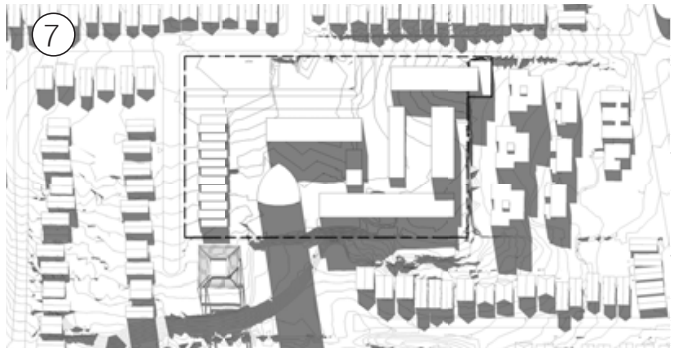


The analysis outlined above for each of the 13 options indicates that there will be some over-shadowing of the neighbouring properties during mid-winter at 9am and 3pm. Through the development of the options we're seeking to reduce or remove this impact, particularly at midday.

The summary of each option at 12pm during midday has identified the following key considerations;

- Taller buildings should be located immediately to the east of the telecommunications tower, as the shadows are cast over the reserve and Gore Hill Freeway
- Development along the southern boundary, to the north of the Walter Street properties must be setback and limited to 4-storeys
- Any buildings above 12 storeys east of the Edward Street alignment, near Scott Street, are likely to over-shadow the Walter Street properties
- The land form at the site's southern boundary already cause some over-shadowing, without considering the impact of the existing trees and vegetation.

Options that we believe show some promise from this perspective are 5, 7, 8, 9 & 11.



View Analysis from Narremburn



View Analysis from Narremburn



In regards to the 13 options studied we make the following observations;

- Any development over 6 stories will be seen from Narremburn,
- While taller single buildings reduce the overall mass of the buildings when viewed from Narremburn, the resultant height required to achieve a like for like analysis pushes a single tower approach to a height that will be difficult to convince local residents,
- A reduction of 3 towers to one or two taller forms reduces the skyline impact,
- The location of taller buildings toward the signal tower is visually more appropriate,

Options that we believe show some promise from this perspective are 5, 6 & 10



View Analysis from Willoughby Road



View Analysis from Willoughby Road



In regards to the 13 options studied we make the following observations;

- Due to the change in topography from Willoughby Road to the top of Artarmon Road, development will be difficult to visually 'hide' when viewed from the Corner of Willoughby and Artarmon Roads,
- Lower and wider buildings are more contextually sensitive when viewed from this vantage point as they help read and reflect the change in the height of ground level as the hill rises, and
- The majority of taller buildings located adjacent to the transmission tower are difficult to see from this point due to the existing and proposed buildings in the foreground.

Options that we believe show some promise from this perspective are 5, 6, 8, 9, 10 & 13



View Analysis from Richmond Avenue



View Analysis from Richmond Avenue



In regards to the 13 options studied we make the following observations;

- The street trees will continue to dominate and define the Richmond Avenue streetscape, independent of any of the proposed development option,
- Due to the substantial street trees that exist to the eastern side of Richmond Avenue any development below 4-storeys, coupled with an appropriate setback (minimum of 10m) will enable the retention of the existing smaller scale ‘suburban’ street character,
- Taller buildings located behind the transmission tower should be kept as far south as possible,

Options that we believe show some promise from this perspective are 5, 6, 7, 8, 9, 10



View Analysis from Artarmon Road



View Analysis from Artarmon Road



In regards to the 13 options studied we make the following observations;

- The provision of a substantial public park to this intersection will greatly improve any view impact due to the inclusion of substantial foreground landscaping,
- Some views through the site between buildings should be encouraged,
- The reduction in taller built forms to a maximum of 3-storeys improves the feeling of space from this corner of the site,
- Setting taller buildings back from this edge of the site helps to create a better transition from the existing streetscape to taller building forms.

Options that we believe show some promise from this perspective are 5, 6, 8, 9, 10, 12 & 13.





part 6 | options

6.0 Introduction to the Options (x3)

Following the various community and stakeholder consultation events the 12 Sketch Options were prepared and analysed, as outlined in Section 5.0. This process allowed the team to gain a better understanding of the sensitivities arising from the layout, configuration and scale of development across the site.

Outlined in this section are the outcomes of further design development and testing, based on the same quantum of gross floor area (66,600m²). By maintaining the same scale of development we can undertake a ‘like-for-like’ comparison that continues from the sketch options to the more detailed and resolved short-list of three options.

In addition to the shadow and view analysis undertaken in Section 5.0, the three options have also been tested against the design parameters presented in Section 4.0, as they represent the findings of our initial analysis, the consultation stages and the DGR’s. The view analysis has been extended to include additional vantage points identified by the Heritage consultants (GML), and those selected at the Urban Context Analysis stage (Section 3.0).

Through this work we have been able to identify areas of the proposal that required further consideration and resolution, and other aspects that have proved to be successful and well-received by the Council and community.

The purpose of this section is to illustrate the successes, challenges and failures of the three options, and how they can be captured or resolved to inform the preferred option, and ultimately the concept plan for the site.

6.1.1 Design Concept

The two key determinants of the site's configuration is the access and open space configurations. The spaces left over are those available for development.

The developable areas have been tested against the Design Parameters, such as boundary setbacks, over-shadowing of adjacent properties, transition between existing and proposed development, and the various other SEPP65 considerations.

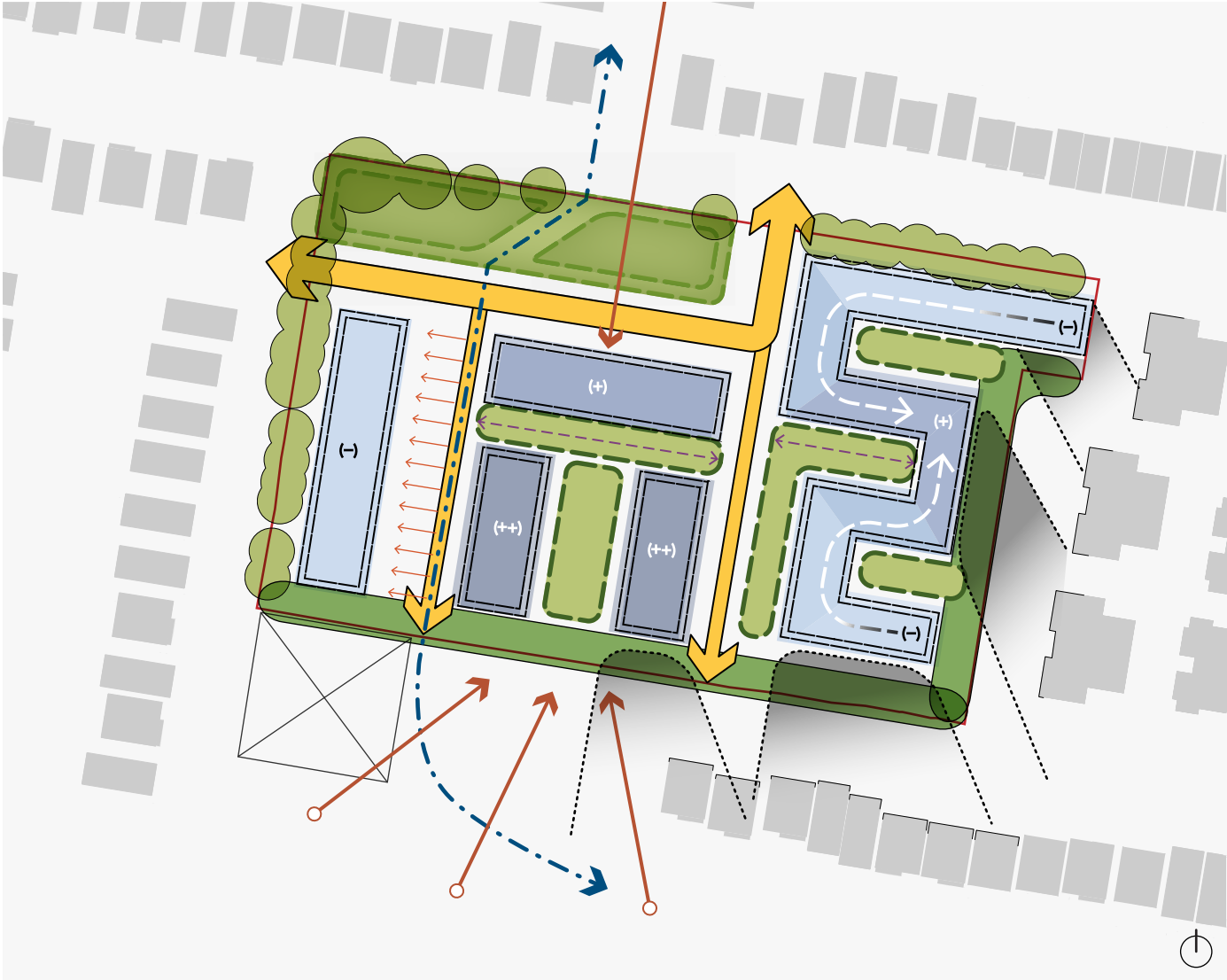
The 'L'-shaped access arrangement and the linear park along Artarmon Road provides the basis for this option. Terraces front Richmond Avenue and the taller buildings are located in the centre of the site, to the north of the Council Reserve.

Scott Street has been included in the site area to create a large development parcel that's bound by Artarmon Road, the site's eastern and southern boundary. The single contiguous building increases in height from Artarmon Road and the southern boundary, responding to its context and potential impact.

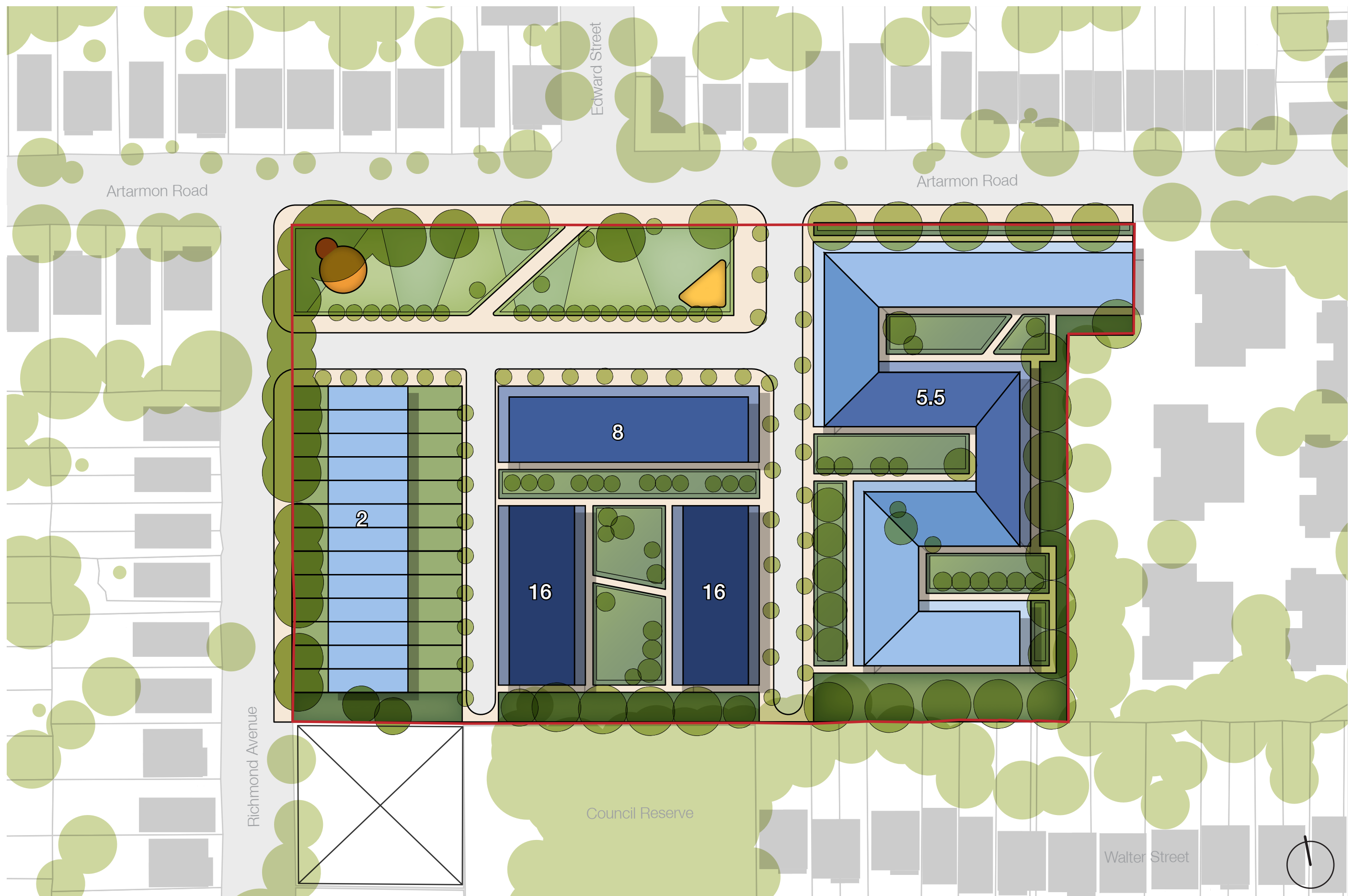
Access to basement car parks, for refuse and emergency vehicles is provided along two north-south routes. The western route allows access to the terrace's rear garages and granny flats, while forming an important connection between the public park and Artarmon Road in the north, and the Council Reserve and Walter Street in the south.

The mature trees along Richmond Avenue and Artarmon Road are retained as part of the public park and the front setbacks to the terraces.

- The design intent includes the following key features:
- 1. Reduce the impact of over-shadowing on the neighbouring properties, particularly those located to the south of the site on Walter Street.
 - 2. Orientate taller buildings so their short-edge faces long view from Naremburn, reducing their visual impact and allowing views past the buildings.
 - 3. Reduce visual impact of buildings when viewed along Edward Street
 - 4. Retain existing trees along Richmond Avenue
 - 5. Lower scaled residential development along Richmond Avenue, responding to the existing character of the streetscape
 - 6. Minimise the traffic access and egress points at Artarmon Road by allowing an additional access point at the northern end of Richmond Avenue
 - 7. Provide a publicly accessible pedestrian link through the site to connect Artarmon Road to the Council Reserve and Walter Street
 - 8. Create a new publicly accessible open space along Artarmon Road to provide a range of active and passive uses
 - 9. Use landscaping and generous setbacks to ensure an appropriate transition between the existing and proposed development



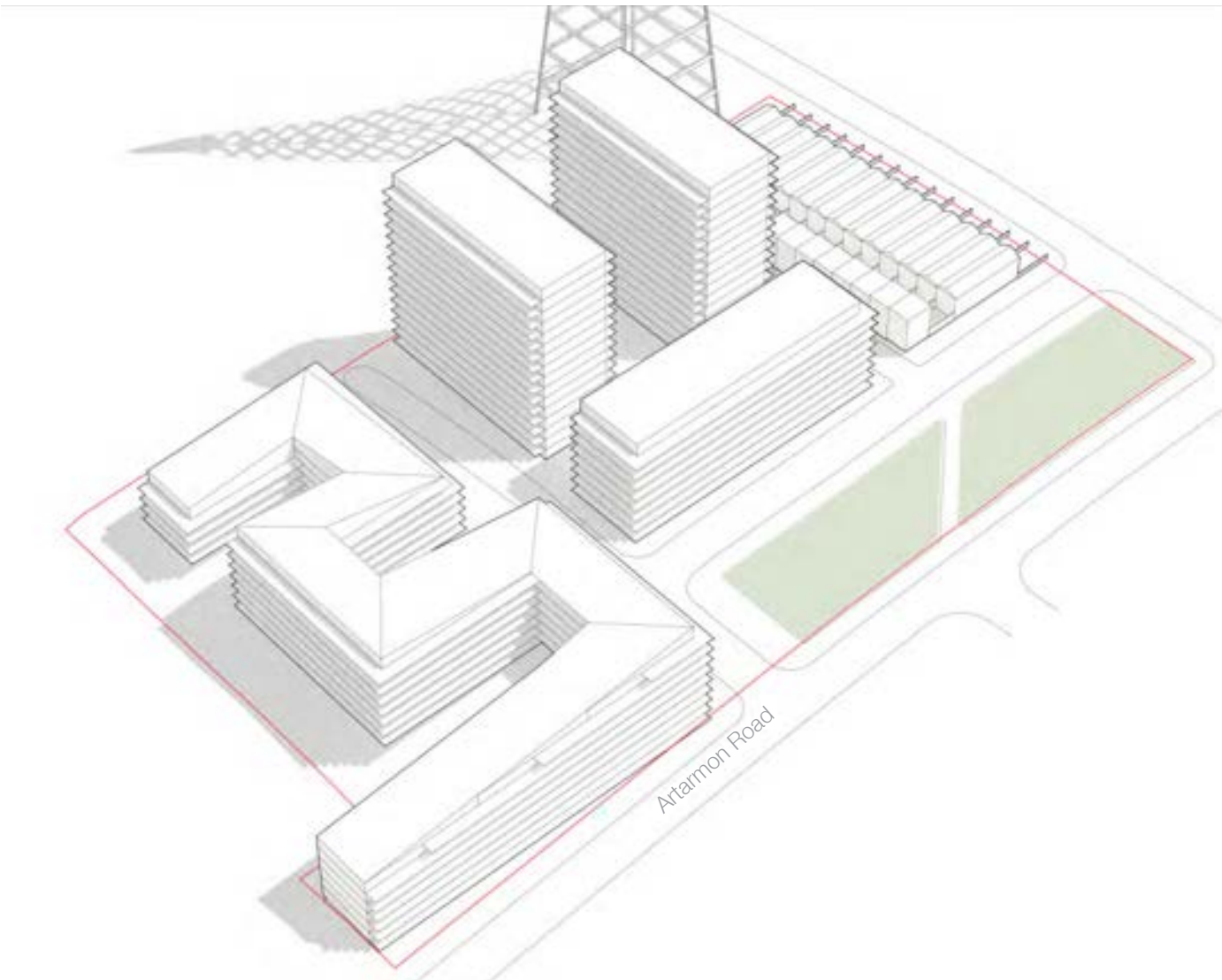
Option 01 Design Concept



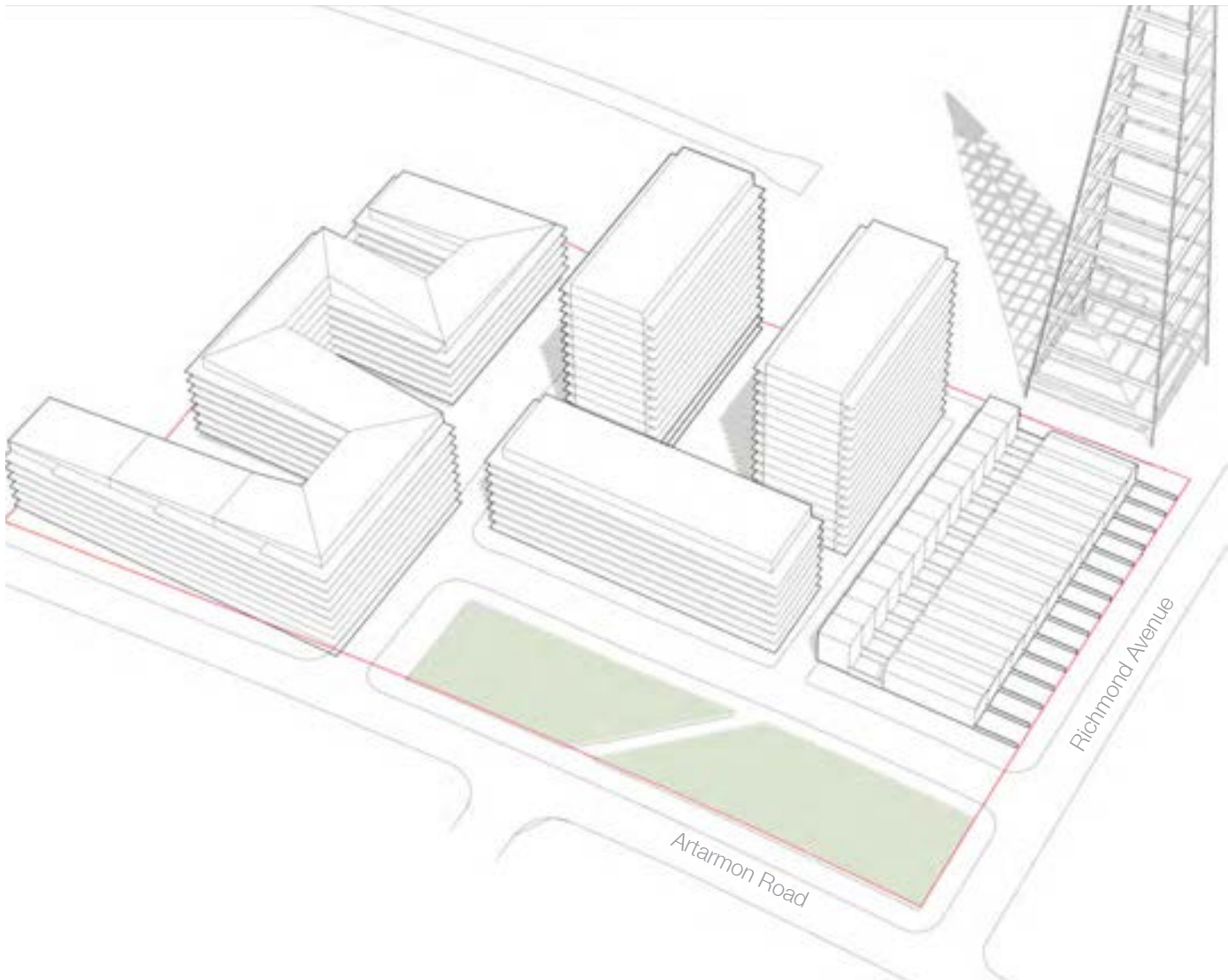
Option 01 Site Layout

1:1,000 @A3

6.1.3 Massing Study

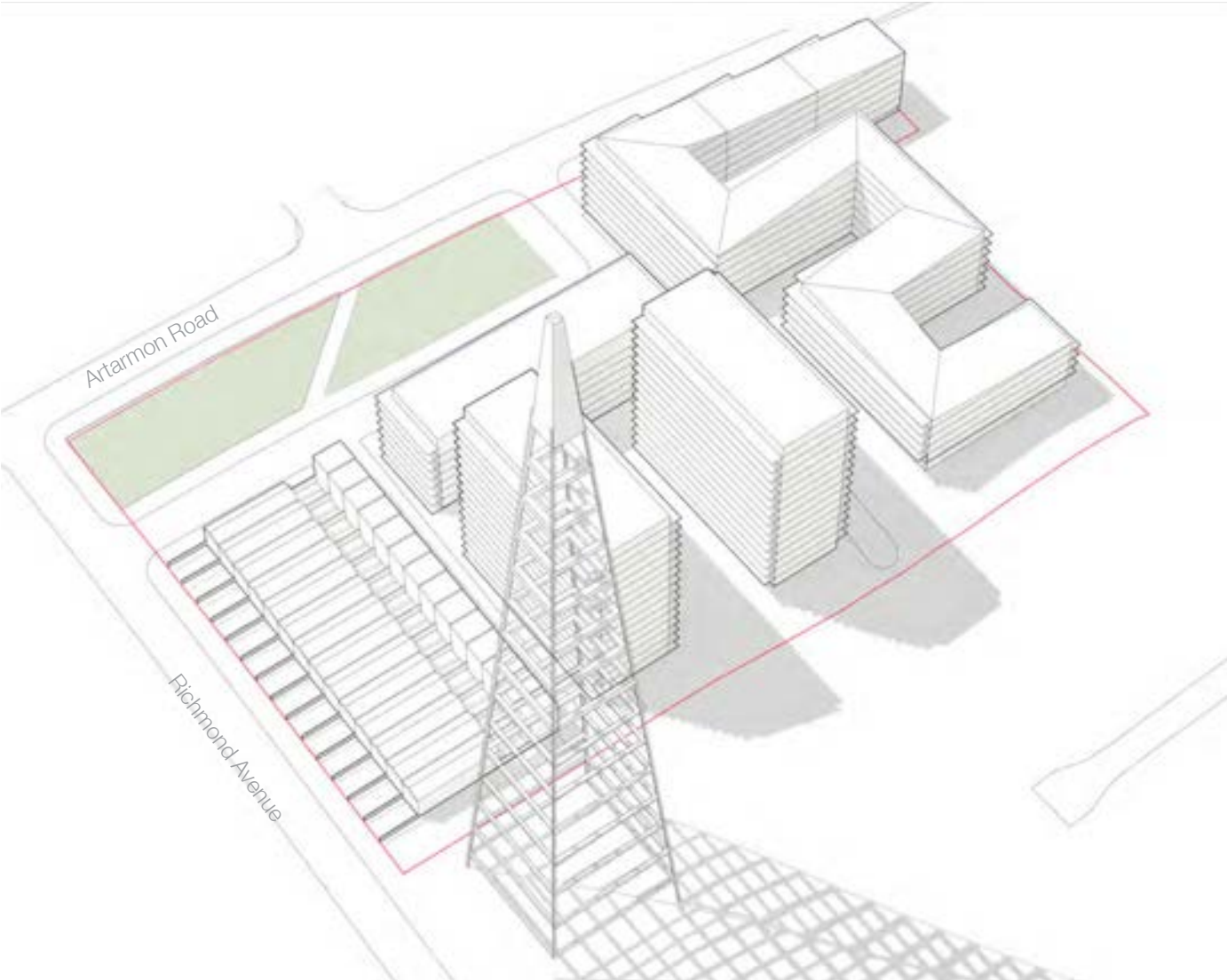


01 Massing Model of View 01

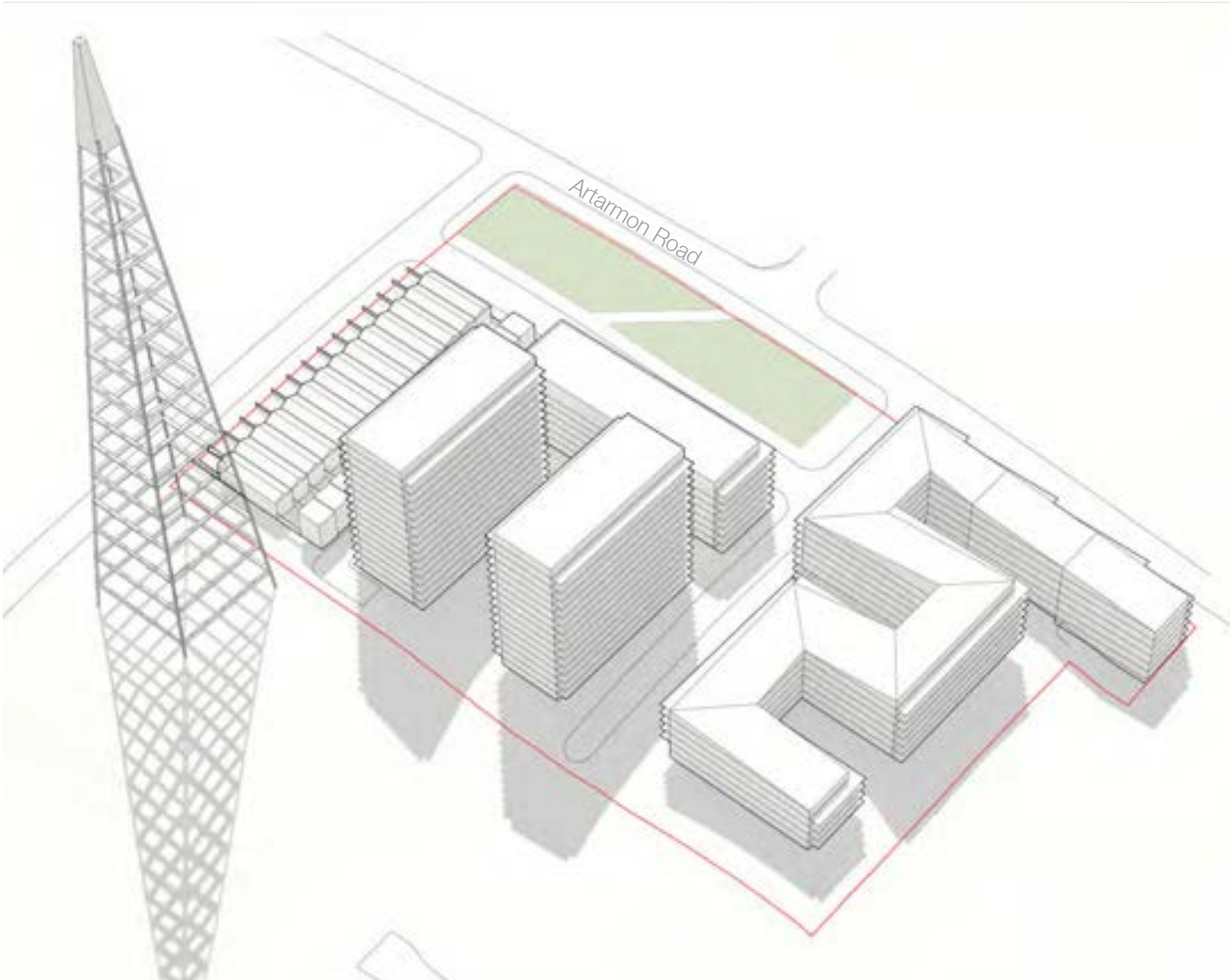


02 Massing Model of View 01

6.1.3 Massing Study

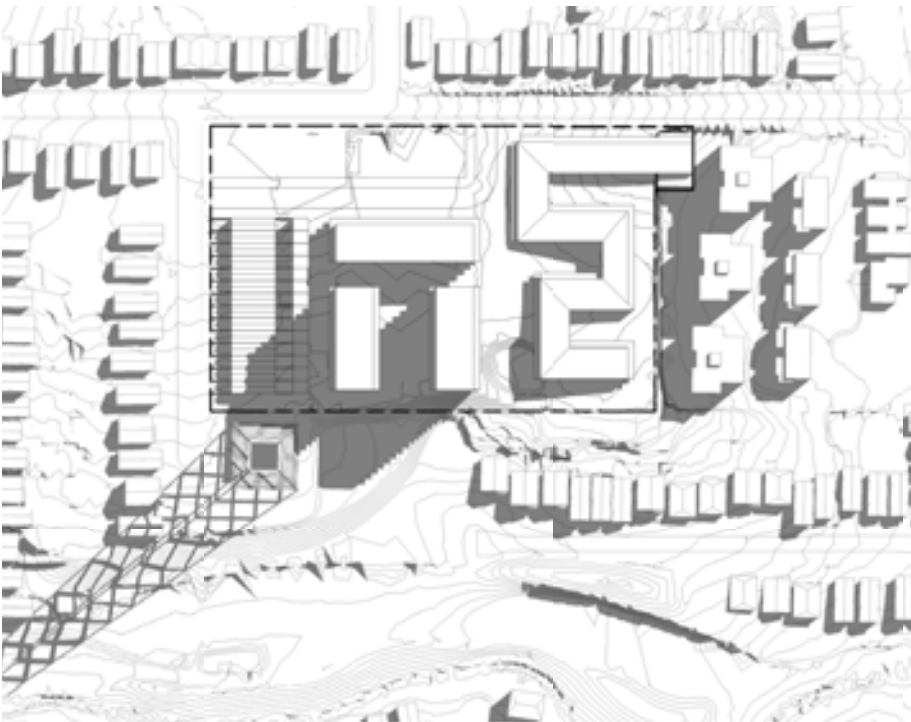


03 Massing Model of View 01

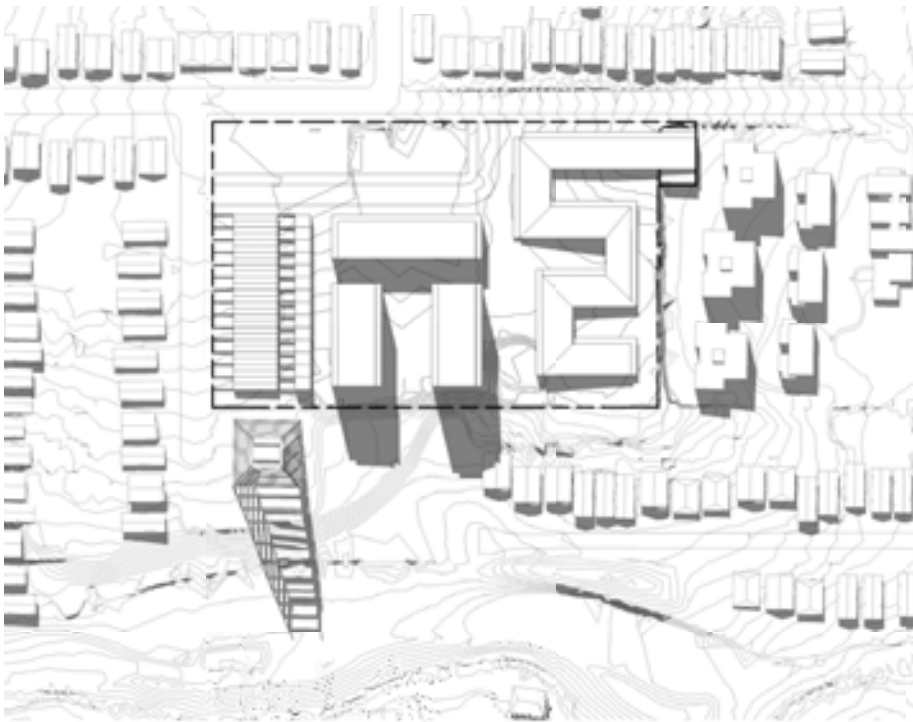


04 Massing Model of View 01

6.1.4 Shadow Study



01 Equinox (22 September 2012) 9am



02 Equinox (22 September 2012) 12pm



03 Equinox (22 September 2012) 3pm

Equinox Shadow Analysis - Option 01

Minimal impact on neighbouring properties with some over-shadowing of the Walter Street rear gardens from midday.

Over-shadowing by the taller buildings falls over the Council Reserve and telecommunications tower to the south of the site.