6.3.6 Design Appraisal

5. Interface

The site will address the four varied edges that exist along its boundary by respecting and contributing positively to these different conditions. Proposed development will address the edges with built frontages and landscaped setbacks that remove the gated perimeter fence and return the site to the neighbourhood. The form and scale of development will be compatible with the existing properties.

Design Response
1. Development along Richmond Avenue is two-storey terrace typology, reflecting the existing low-density character of the street
2. Artarmon Road features two public open spaces, which sets development 30m back from the street edge (reduced from 45m in Options 01 and 02)
3. Development along the eastern end of Artarmon Road responds to the change in levels and the elevation of the properties along the northern frontage
4. Setbacks from the site's eastern and southern boundaries respond to over-shadowing of existing properties - see recommendations
5. Taller buildings are located in the centre of the site where the impact on adjacent properties is reduced

Recommendations
- The built form along the southern frontage of the park should be considered in terms of its visual impact and interface with a public space

6. Scale

Development will be of an appropriate scale, in terms of height, location, orientation and yields. This will be achieved by balancing height of development with open space and the public realm to achieve the optimum level of density. The visibility of the site is a major consideration, one which will influence the location and orientation of buildings, particularly when viewed from the south of the site.

Design Response
1. Heights not to exceed 20-storeys, as was proposed in the initial 2010 concept plan
2. Taller buildings along the site's southern boundary to be orientated with the short-edge to the south, reducing its visibility from Naremburn, Walter Street and the Gore Hill Freeway
3. 8-storey building at the southern edge of the eastern park may appear over-powering and disproportionate - see recommendations

Recommendations
- Reconfigure the building along the eastern boundary to meet SEPP 65 requirements
- Reduce height of key buildings to respond to visual impact of site within long views, as outlined above
- Reduce height or any buildings directly fronting public space (8 to 6 storeys)

7. Shadows

Built form will be designed and orientated to ensure reasonable daylight access is delivered to all properties and public domain within and adjacent to the site. Setbacks, open spaces and building articulation should be used to maximise access to sunlight and mitigate any instances of over-shadowing caused by the proposal. Careful consideration should be granted to those properties located to the south-east, south and south-west of the site.

Design Response
1. Development setback from the eastern and southern boundaries to be a minimum of 10m
2. Reduce height of buildings along southern and eastern boundaries
3. Taller buildings located in the centre of the site where shadows are cast over the Council Reserve, telecommunications tower site and the Gore Hill Freeway
4. Single building in the east of the site steps up towards the centre, with the shorter buildings at the northern and southern ends

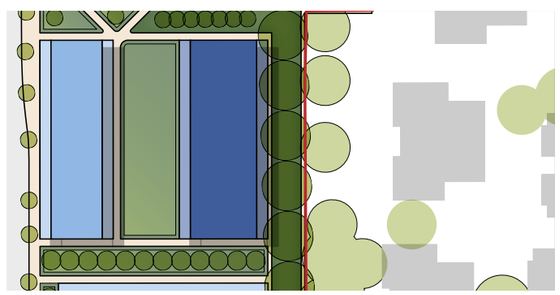
Recommendations
- Respond to the shadow diagrams outlined above, particularly the impact of the development at midday during mid-winter
- Ensure appropriate analysis of solar access for proposed buildings, in line with SEPP 65 requirements

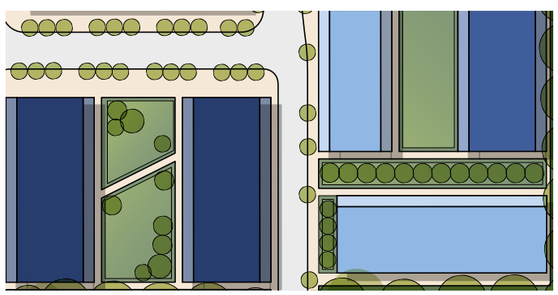
8. Sustainability

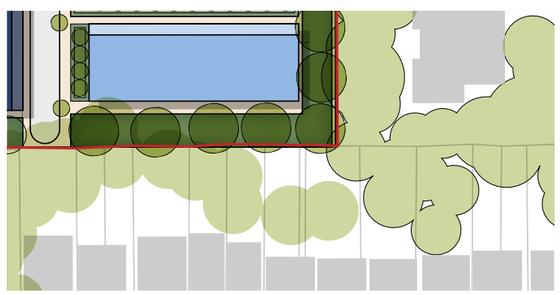
Sustainable design and development measures will form the basis of development on this site. At this early stage nothing is precluded. Sustainability will be approached holistically looking at a triple bottom line concept that looks at Economic, Social and Environmental objectives. Measures will be undertaken to ensure the future of the community is secured over the life of this project.

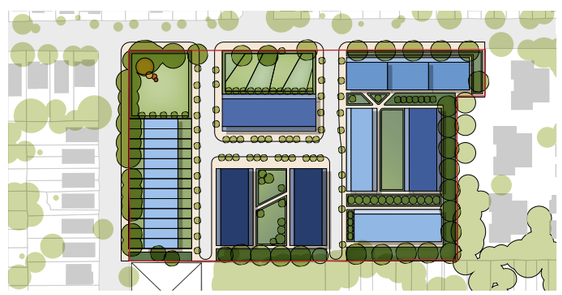
Design Response
1. All appropriate sustainability approaches and mechanisms can be investigated as part of the on-going design
2. Scale of development will support co-gen or tri-gen energy centre
3. WSUD systems to be designed as part of the site's landscape and open space network
4. Support a car-sharing scheme, which will reduce the number of parking spaces required on the site, reduce car ownership, and encourage patronage of public transport

Recommendations
- Nothing is precluded at this stage of the project
- See ESD Statement in accompanying report by JBA Planning









6.4 Options Appraisal

View 01 - any development on the site will be visible from this location due to the topography and limited vegetation on the site.

The 3-8 storey development along the eastern boundary of Option 01 is most obscured by the existing trees. Transition in the taller buildings from the west to the east is more apparent in Option 02

View 02 - due to the significance of the Richmond Avenue streetscape and edge condition the three options share the same visual response. The two-storey terraces are largely obscured by the existing trees and the taller building to the east of the telecommunications is only partially visible in the peripheral view.

View 03 - Option 02 is the least prominent of the three options, due to the transitioning of height from the tallest adjacent to the telecommunications tower down to the eastern boundary, which is obscured from this view.

View 04 - Option 02 is also the least prominent in this view due to the reduced height of buildings. This allows views through the existing trees and vegetation to blue sky.

It's important to note that the site would be obscured further by the planting associated with the linear park along Artarmon Road.

View 05 - Each of the three options addresses this part of the Artarmon Road frontage with a 4 or 6 storey building, which is setback from the street edge at the same distance. The existing mature trees provide screening to the site and contribute to the character of the streetscape. For this reason the existing trees will be retained along all street frontages.

Option 01

01 View across the Gore Hill Freeway from Naremburn

03 View From Richmond Avenue

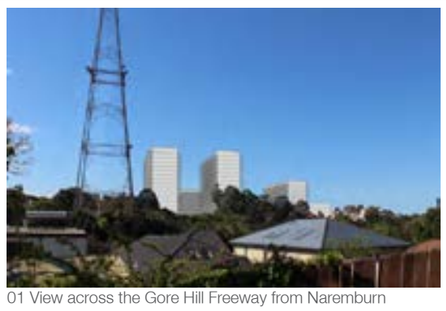
03 View from Edward Street

04 View from the corner of Richmond Avenue & Artarmon Rd

05 View from the corner of Artarmon Road and Scott Street

Option 02

Option 03



6.4 Options Appraisal

View 06 - the variation in height along the southern boundary reduces the prominence of the development from Walter Street. However, any development on this part of the site will be clearly visible from this vantage point and should also be considered in terms of its architecture and detailing.

View 07 - the reduction in heights along the eastern boundary of Option 01 ensures the site sits within the massing line of Castle Vale, which is in the foreground of the view. The other two options include 11 and 12 storeys along this edge. A reduction in these building heights would have the same positive outcome as those shown in Option 01.

View 08 - the views from Small Street and the Willoughby Incinerator capture the long elevations of the buildings, making them all appear prominent. Option 01 achieves the best outcome due to the reduced building height along the eastern boundary.

View 09 - the area most suitable for taller buidlings on the site is adjacent to the telecommunications tower, which is clearly visible from the western edge of Artarmon Reserve. Any development above 6 storeys along the site's western edge would be visible from this vantage point.

View 10 - development is visible from this vantage point to the north-east of the site, however, its Option 02 which is the least obtrusive. This view shed is particularly sensitive the presence and absence of vegetation in determining the visual impact of the development.

Option 01


06 View from Walter Street


07 View from the corner of Small Street and Willoughby Road


08 View from Willoughby Incinerator


09 View from Artarmon Reserve


10 View between no. 14 and 16 Salisbury Road

Option 02

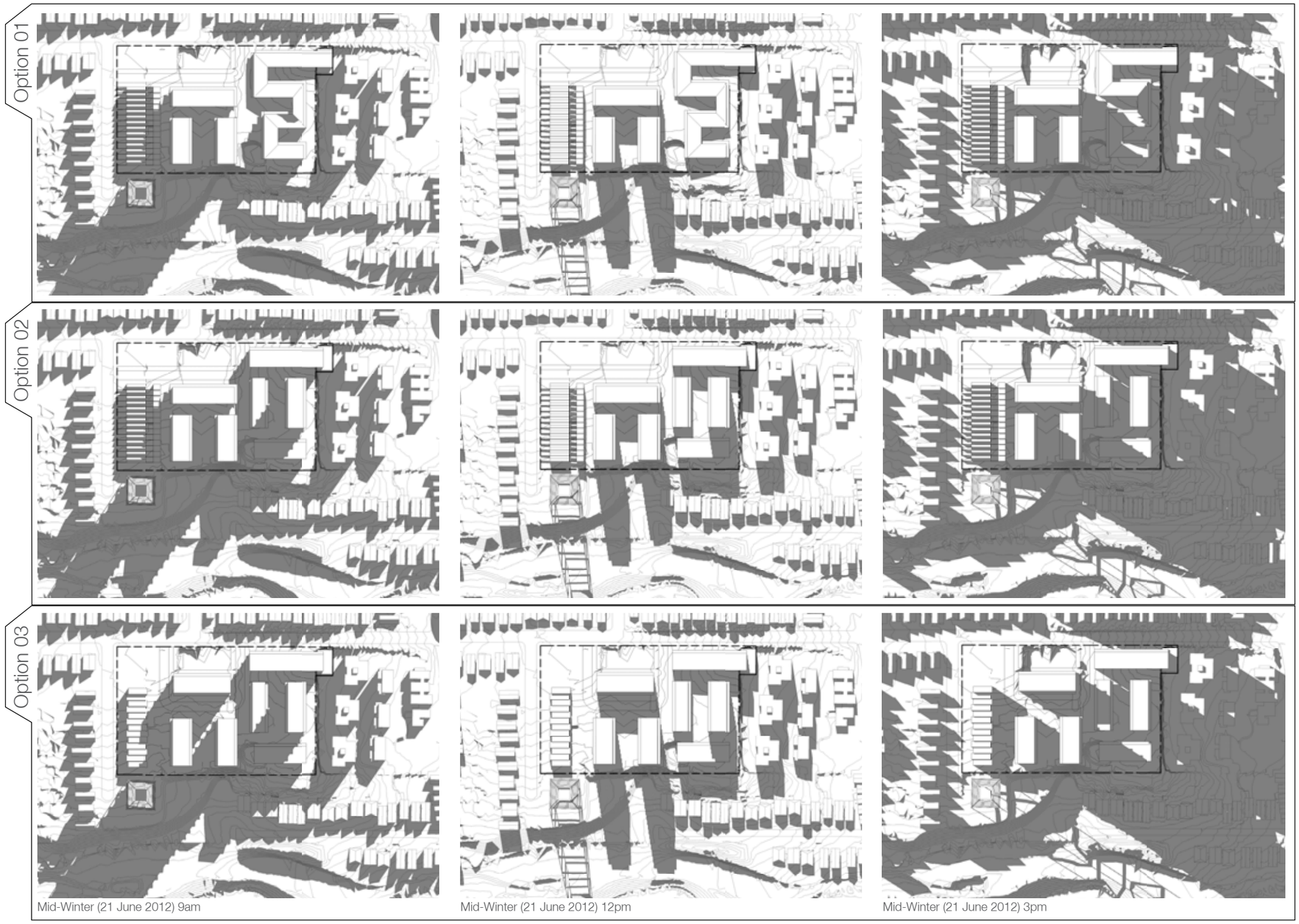
Option 03

6.4 Options Appraisal

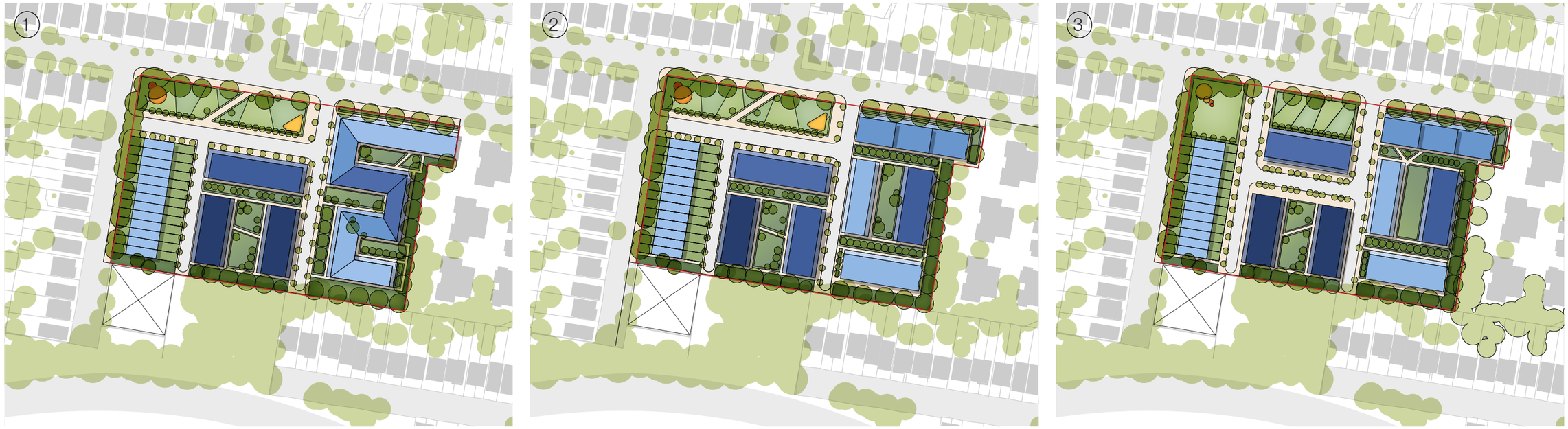
As outlined above, any development on the site will have an impact on the neighbouring properties, particularly those to the east (Castle Vale) and south on Walter Street during the morning (9am) and afternoon (3pm) periods in mid-winter.

The period during the middle of the day, one hour either side of midday, is when we'd ideally seek to avoid any overshadowing of the properties to the south. There is likely to be some existing overshadowing from the mature trees along the site's southern boundary, however, these have been discounted for the purposes of the analysis.

Similarly, the steep change in topography between the site and Walter Street also causes some overshadowing, however, the middle image for each of the options clearly shows that the development compounds this further. Only Option 01, which features 3-3.5 storeys along the southern boundary, avoid overshadowing the rear gardens of the Walter Street properties.



6.4 Options Appraisal



Following the design development and analysis of the three options, outlined in Section 6.0, the team has been able to select the preferred layout, scale and configuration of the final concept plan. The lessons learnt from this exercise include:

- Reduce height at the south-eastern corner
- Greater variation in heights across the site, particularly along the southern boundary
- Create a single linear park - don't sever
- Minimise the amount of traffic entering and exiting at Artarmon Road
- Retain trees along the street frontages
- Create more east-west pedestrian links to inter-connect with the north-south connector roads
- Maintain generous landsaped setbacks to the site edges, particularly along Richmond Avenue
- Building heights along the southern edge of the site should be reduced to ensure the park isn't overpowered
- Connections south to the Council Reserve and Walter Street should link through the site and the linear park

part 7 | preferred option

7.0 Introduction

The Concept Plan (plan) for the Nine Network Australian studio on Artarmon Road, Willoughby, outlined in this section has formed the basis of the Environmental Assessment and seeks to respond to the Director General's Requirements, feedback from the community and stakeholders, and the needs of the site and context.

The plan has evolved through a comprehensive process of analysis, appraisal, refinement and consultation. The Preferred Option is the outcome of an intensive program of options development where visual, solar, movement and character impacts have been assessed and considered alongside best practice guidance.

The outcomes of this process and the range of options outlined in the previous sections has enable the team the gain a greater understanding of the impacts likely to arise from development on the site and how these can best be addressed and mitigated. This robust and carefully structured approach to the appraisal of the options has enabled the project team to identify areas of the scheme requiring greater consideration. The most important outcome of the options appraisal has been the need to reduce the quantum of development in order to mitigate the impact on neighbouring properties.

Through the development of the options we have identified a preferred site layout that delivers a logical structure where publicly accessible routes and spaces improve the site's permeability and enables the site's integration into the existing urban fabric. The testing of the options also revealed that the based on the preferred layout, the quantum of development must be reduced from 66,000m^2 (GFA) to ensure the impacts on neighbouring properties is appropriately managed.

We accept that any development on the site will have an impact. However, what we're tried to demonstrate is that the impact is either acceptable, mitigated or carefully considered in the design of the preferred option (Concept Plan).

The nature, configuration and appraisal of the Concept Plan is outlined below, and has been based on the design parameters shown in Section 4.0, and meets the Director General's Requirements.

7.1 Masterplan Concept

The masterplan concept for the preferred option is largely based on Option 02, outlined above in Section 6.0.

The access and circulation arrangement is defined by a single junction at Artarmon Road and another access from Richmond Avenue, which form a primary east-west route and two north-south access roads. Pedestrian and cycle movement is encouraged throughout the site with the new link proposed through the site's southern boundary to the Council Reserve and Walter Street.

In terms of the built form, the configuration replicates the Option 02 footprints, reduces the heights of some buildings, and reduces the quantum of development (gross floor area) by 7,483m^2 when compared to the initial concept plan (October 2010). This reduction has allowed the scheme to respond to the areas of sensitivity identified in the sections above.

The design intent includes the following key features:

1. Reduce development along the south-eastern boundary to avoid overshadowing the Walter Street properties in mid-winter
2. Orientate taller buildings so their short-edge faces long views from Naremburn
3. Reduce visual impact of buildings when viewed along Edward Street
4. Reduce the height of development along the eastern boundary to mitigate visual impact from Willoughby Road and Small Street, and over-shadowing of the Castle Vale properties
5. Retain existing trees along Richmond Avenue
6. Lower scaled residential development along Richmond Avenue, responding to the existing character of the streetscape
7. Minimise the traffic access and egress points at Artarmon Road by allowing an additional access point at the northern end of Richmond Avenue
8. Provide a publicly accessible pedestrian link through the site to connect Artarmon Road to the Council Reserve and Walter Street
9. Create a new publicly access open space along Artarmon Road to provides a range of active and passive uses
10. Use landscaping and generous setbacks to ensure an appropriate transition between the existing and proposed development