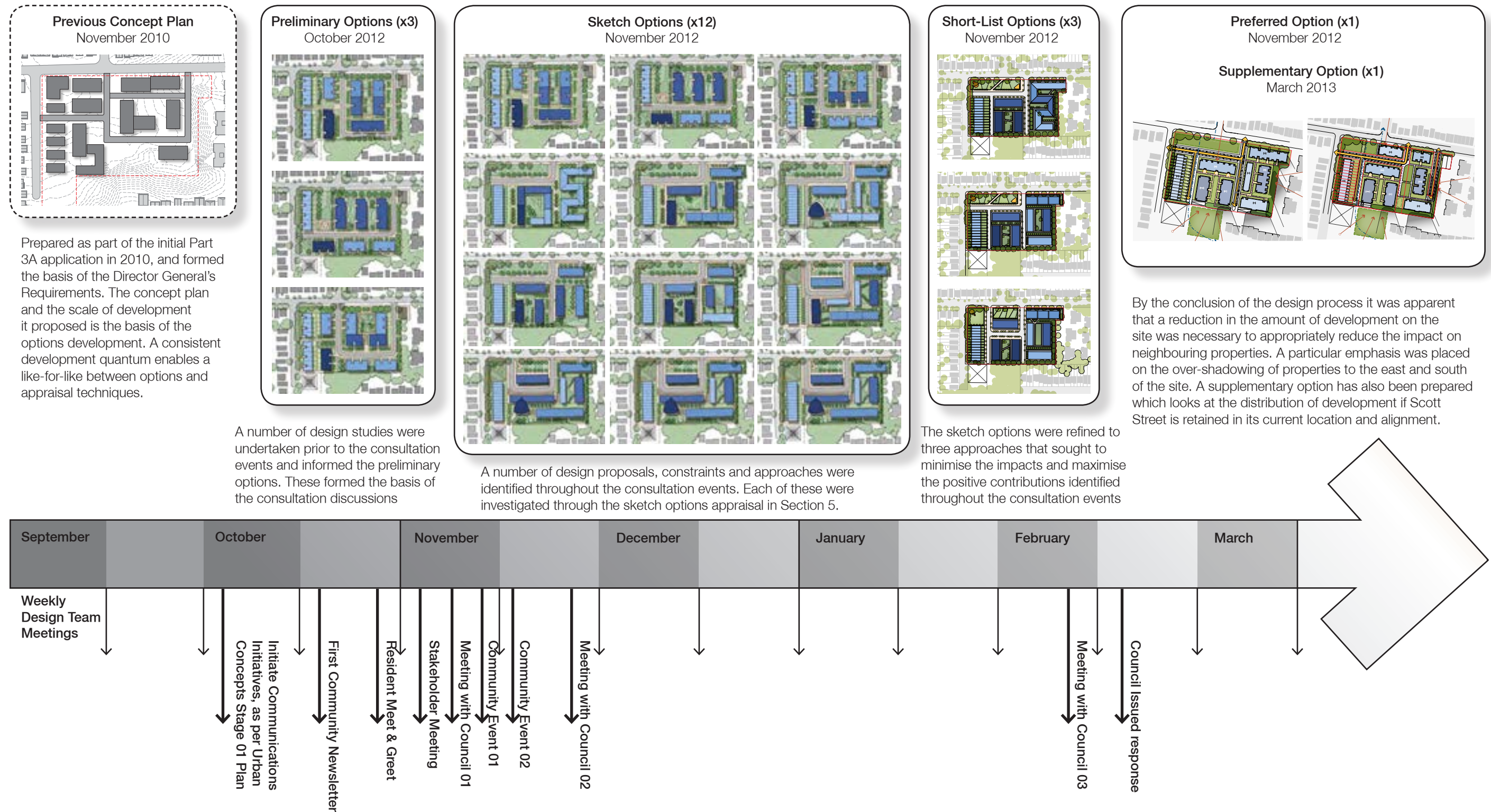


7.1 Masterplan Concept - Evolution



7.2 Landscape Concept

From the outset of the project, landscape and open space have been a major point for discussion, design and appraisal.

As part of the design parameters outlined in Section 4.0, we have prepared a design that will incorporate the creation of significant open space for the residents and the general public alike. This space will provide amenity through landscape design that promotes healthy and active lifestyles, improves amenity for existing and proposed dwellings, ensures visual privacy, and the opportunity for recreational and social engagement.

Through the landscape concept and configuration of open spaces we are responding to the site's varied edge conditions. A minimum setback of 10m is combined with the retention of existing trees, new planting zones and public spaces around the boundaries, to facilitate the transition between the existing and the new.

Design Response

1. Linear Park along Artarmon Road, 25m x 130m, featuring passive and active recreation
2. North-south landscaped corridor between the Council Reserve and the Linear Park, with no on-street parking and increased planting and building setbacks
3. Front and rear gardens provided for the terraces along Richmond Avenue, including the retention of existing trees along the street frontage
4. Improve the site permeability and connectivity with surrounding areas by encouraging pedestrian movements through the site, including publicly accessible east-west pedestrian routes through the centre block - see access concept below
5. Ground floor apartments have access to private open spaces (courtyards), operating in the same form as a terrace typology
6. Landscape buffer around the southern and eastern edges of the site.
7. All other dwellings have access to a range of private open spaces within their developments. The characterisation of these spaces can be determined at the individual development application stage



7.2 Landscape Concept

Publicly Accessible Open Space (Park)

Open spaces encourage social interaction and provide areas with a diverse range of uses, such as outdoor dining (BBQs) and seating, shaded areas for relaxation, play equipment/ areas for children, recreational spaces, community gardens. Opportunities for environmentally sensitive design are also presented by communal spaces, initiatives such as Water Sensitive Urban Design (WSUD), rainwater re-use for irrigation, and an increase in habitat for native fauna through the use of hardy, low maintenance endemic plant species.

Private Domain

Small scale spaces, attached to living units, provide opportunities for making gardens and articulate the site landscape to create a domestic scale. Properly positioned and incorporating a diversity of detail, colour and shape, private gardens can encourage activity and provide a connection to the streetscape and communal spaces within the site.

Landscaped Spaces

The edges of the site will be designed to provide a clear delineation between the public and private domain, whilst contributing to the site's integration with the existing context. These landscaped spaces will feature existing retained trees and features, reinforced with new planting. Where no existing landscape features existing, such as the southern boundary where the helipad is currently located, the planting will continue the adjacent conditions.



Open space



Public parkland



Communal BBQ + Function Space



Play Area



Balance + nature play



Nature play



Water Sensitive Urban Design



Water Sensitive Urban Design



Paved open space



Private front/courtyard gardens



Private front/courtyard gardens



Communal garden

7.3 Access & Circulation Concept

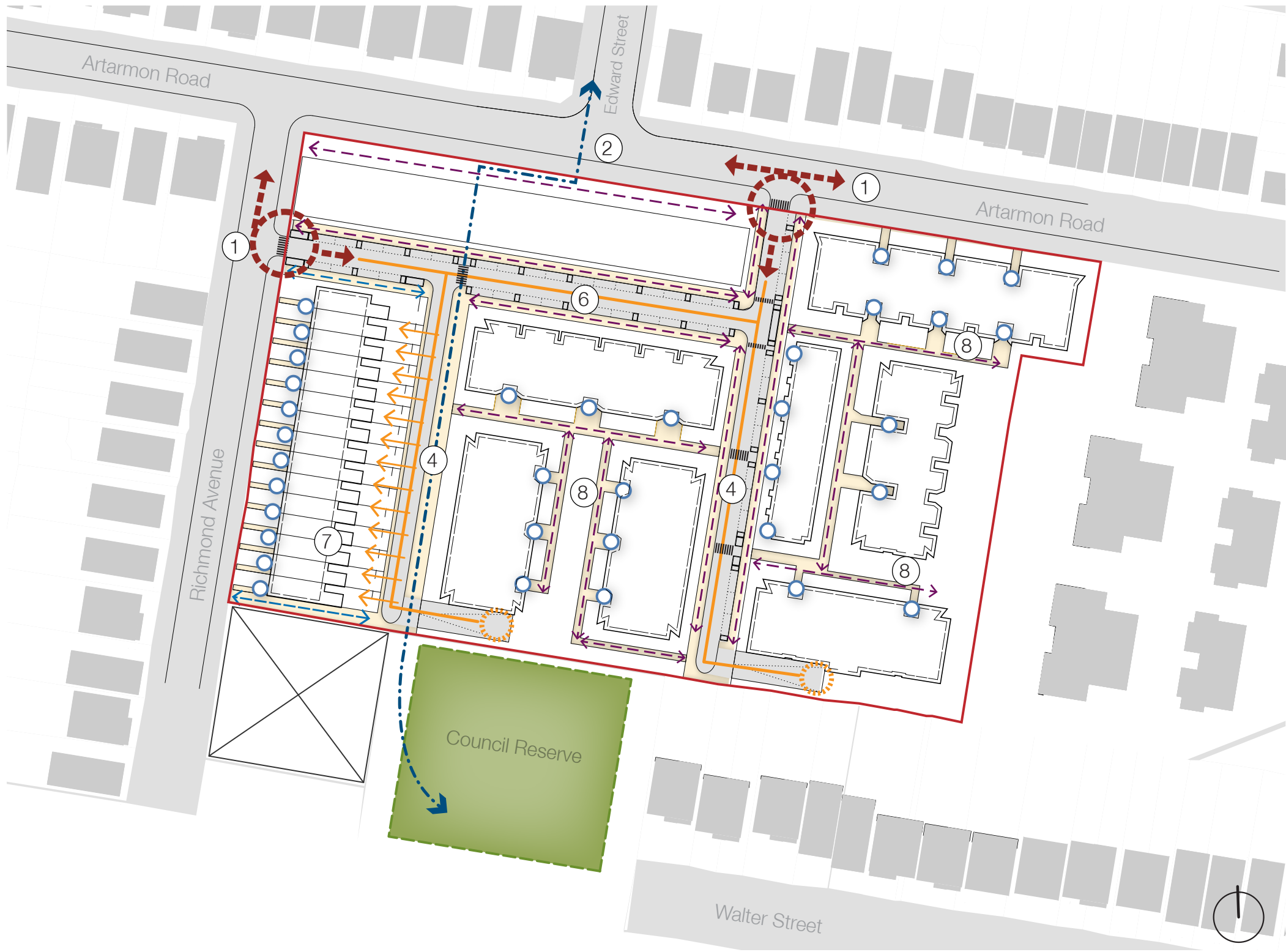
The second key determinant of the site's layout, along with the landscape and open space design, are the access and circulation arrangements. Both are featured in our design parameters and were regularly discussed during the consultation events.

Our team has worked on the anecdotal and technical evidence to select a preferred concept for the site access and circulation arrangements. Further evidence to support this approach is outlined in the accompanying traffic report prepared by Aecom.

In terms of urban design and site planning, the single access from Artarmon Road and Richmond Avenue forms the public open space along the site's northern edge and provides a clear delineation between the residential and open space components of the site.

Other aspects of the scheme's design response include:

- 1. Provides additional access from Richmond Avenue, at its northern end near the junction with Artarmon Road
- 2. Avoiding site access at the junction of Edward Street and Artarmon Road
- 3. Access to site at existing Scott Street junction with Artarmon Road is removed. All basement levels are accessed from within the site, via the connector roads
- 4. Two north-south connector roads provide access between Artarmon Road and the park in the north of the site, to the site's southern boundary and Walter Street, via the Council Reserve
- 5. All routes are publicly accessible and feature pedestrian and cycle paths
- 6. Site's access road (along park edge) and connector roads are fronted by development, including ground floor apartments with direct street access
- 7. Western connector road provides access to the terrace's rear garages and granny flats, which ensures access from Richmond Avenue is retained for pedestrians only
- 8. East-west access through the development parcels is provided for pedestrians.



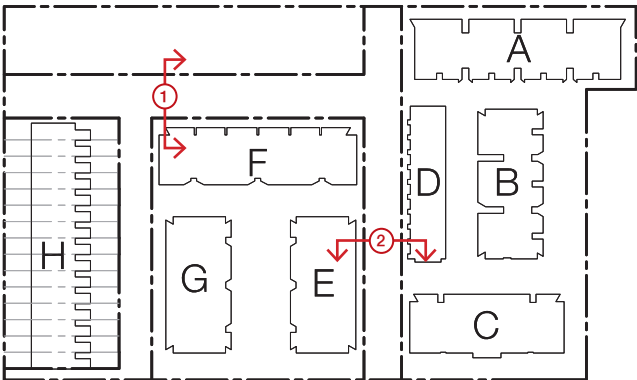
7.3 Access & Movement Concept

Streets form the framework of the built environment, providing addresses to residences and a network of connections between dwellings, and between open spaces. The streets are also an integral part of the social environment, providing opportunities for everyday casual socialisation, surveillance of buildings and open spaces for security.

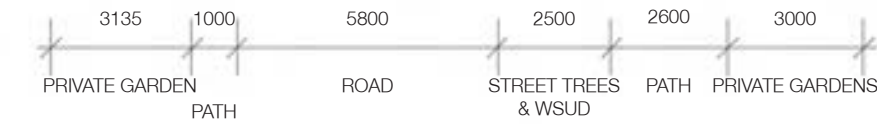
The quality of the streets and their edges will help define the overall quality of the development and its integration into the existing context. For this reason the movement concept also outlines the design of the streets, their landscape detailing and the interface between vehicles, parked cars, pedestrians and property boundaries.

The north-south connector roads between Artarmon Road and the site's southern boundary, including the Council Reserve, offers opportunities to:

- Provide better public access to the reserve and viewing area;
- Extend the (potential) bushland environment through the site, creating habitat and biodiversity, whilst introducing native species to the streetscape;
- Provide green shade cover to the main spine to reduce urban heat loads and improve the pedestrian experience;
- Allow collection and treatment of water run-off as part of a comprehensive WSUD system



Key Plan



Street Section 01



Street Section 02



Existing street trees on Artarmon Road



Small scale streets with tree planting



Green corridor



Shareway