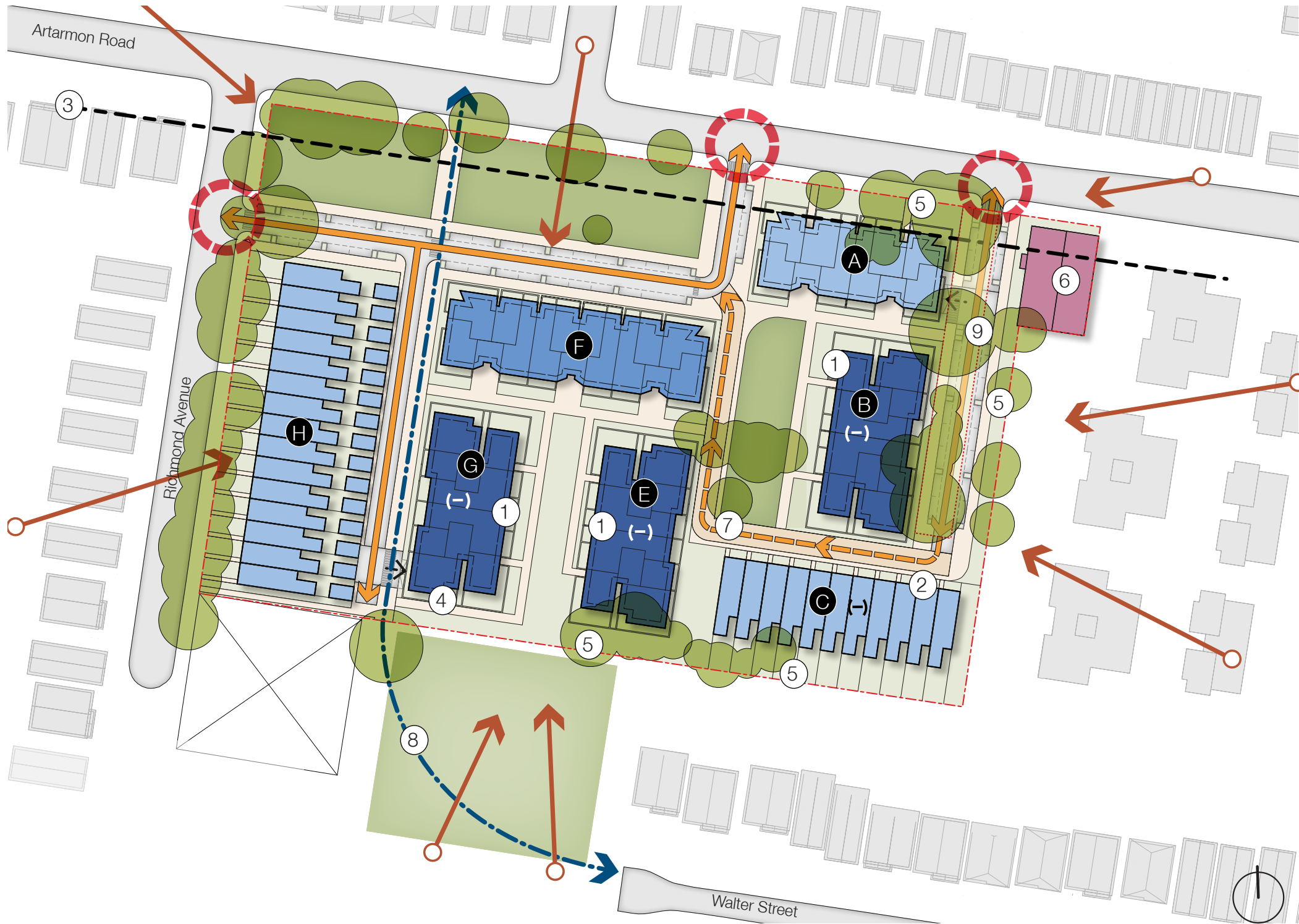


2.1 Site Concept

The revised concept layout is based on the Supplementary Option (B) from the Environmental Assessment, 14 March 2013, which excludes Scott Street from the site area. The following changes have been made to the Concept Plan in response to the key issues outlined by the DPI in their letter dated 18<sup>th</sup> June 2013:

- 1. Reduce the maximum height of the building envelopes across the site to a maximum of 12 storeys, decreasing impact on sensitive views
- 2. Terraces have been placed along the southern boundary adjacent to the Walter Street properties to reduce both solar and visual impact
- 3. The building along Artarmon Road has been setback in-line with the neighbouring properties providing a greater landscape setback.
- 4. Basements have been pushed away from the southern boundary to align with the buildings above, providing greater opportunity to retain significant trees and reduce visual impact
- 5. Increased setbacks from all boundaries, new internal open spaces and the exclusion of Scott Street allows for the retention of significant trees across the development.
- 6. Adaptive re-use of existing building on the corner of Scott Street and Artarmon Road, the future use is yet to be determined, but is likely to be adaptively re-used for residential with ground floor retail (cafe)
- 7. The site is accessed by two junctions off Artarmon Road, and a third from Richmond Ave, which includes shared zone that connects Scott Street to the internal circulation past the Artarmon Road space
- 8. Connection through the site is provided by a network of publicly accessible paths and roadways, which unlock the Council Reserve to the south of the site
- 9. Scott Street alignment retained and considered part of the site area. Agreement on the ownership of Scott Street is pending final agreement with Willoughby Council

-  Site Access
-  Sensitive views
-  Adaptive re-use/ Mixed use
-  Residential Development
-  Site Boundary
-  Artarmon Rd Setback
-  Significant Trees
-  Site Access to Walter St
-  Shared Zone Single Access
-  Vehicle Movement





2.1 Site Concept

The Site Concept has evolved in response to the neighbouring street, spaces and properties. Outlined of the concept in relation to each of these areas.

**Richmond Avenue** - retention of the existing trees along the Richmond Avenue frontage require a 10m setback for all built form, which will incorporate the front gardens of the row housing. The scale and character of development responds to the existing properties along the western side of Richmond Avenue.

**Scott Street** - has been retained as part of the concept plan, regardless of its ownership, due to the benefits associated with the site layout and access arrangements it influences. The undulation of Scott Street provides an opportunity to access basement parking at its lowest point, adjacent to Artarmon Road, whilst the existing trees along its western frontage can be retained where possible. The existing ‘Loft’ building at the corner of Scott Street and Artarmon Road can be retained and adaptively re-used as part of any future proposals.

**Artarmon Road & Edwards Street** - views to the site from these streets have been carefully considered as part of the Concept Plan’s refinement. The public open space along Artarmon Road provides a number of benefits to the site’s capacity to integrate with the surrounding neighbourhoods, both visually and socially. The increased setback of buildings from Artarmon Road is supplemented by the retention of existing trees and new landscaping to screen the development. Whilst the public open space draws surrounding residents into the site and provides an opportunity for community integration.

**Walter Street & Surrounding Areas** - the visibility of the site and impact of solar access has been a major consideration, particularly in relation to Walter Street where the topography and orientation already limits their access to sunlight. The setback of development from the southern boundary and reduction in building heights seeks to reduce the impact on solar access during mid-winter - as outlined in the analysis below. The visual impact from the east, at Small Street and the Burley-Griffin Incinerator, has also been considered and led to a reduction in the heights of Block B.



01 Richmond Avenue - looking north



02 Richmond Avenue - looking south



02 Boundary between site and telecommunications tower



04 Scott Street - looking north



05 Scott Street - west frontage



06 Scott Street - looking south



07 Edwards Street - looking south to the site



08 Corner Artarmon Road and Richmond Avenue



09 Corner Artarmon Road and Scott Street



10 Walter Street - looking north to the site



11 Walter Street - looking west to the telecommunications tower



12 Corner Small Street and Willoughby Road

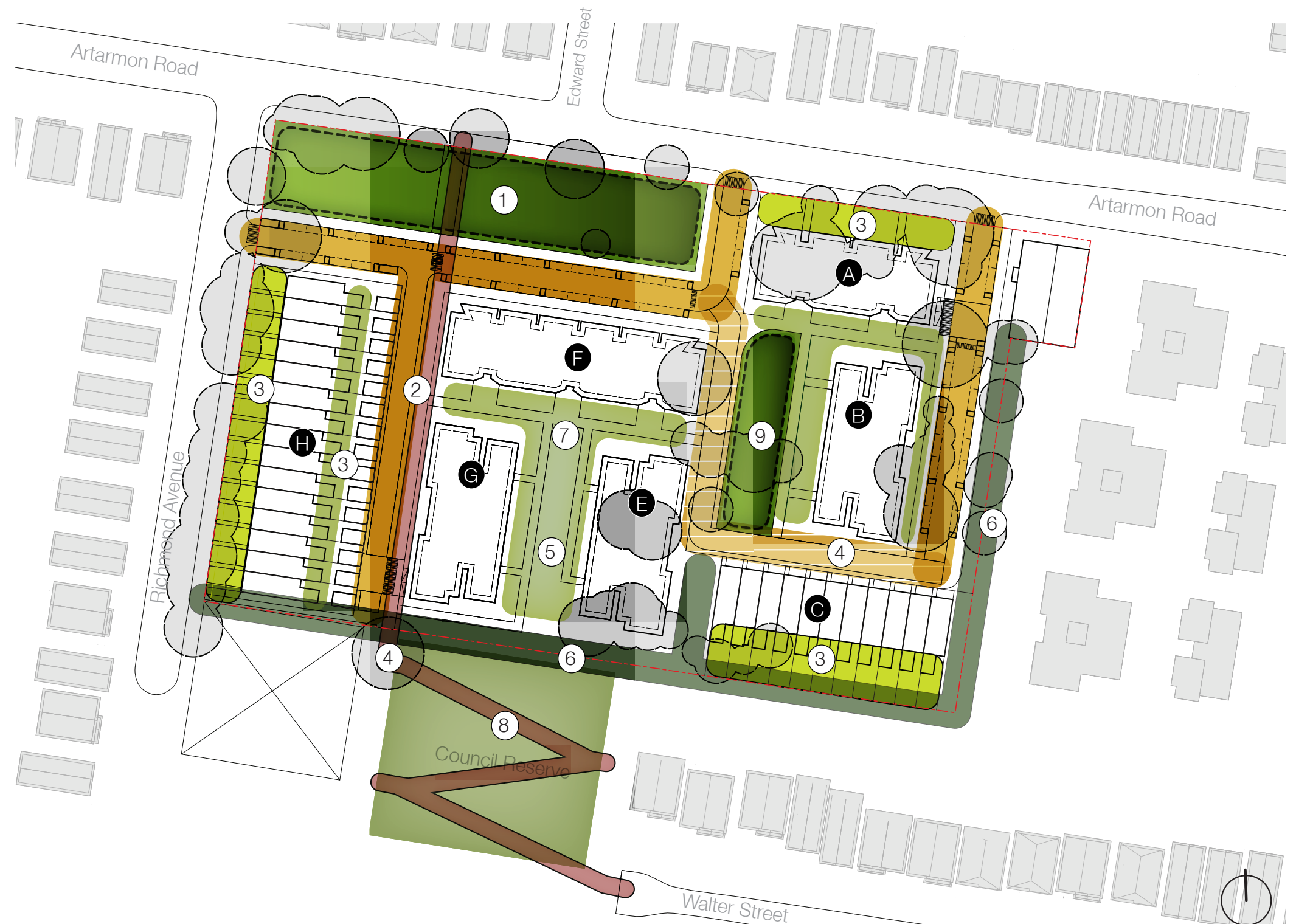


## 2.2 Landscape Concept

From the outset of the project, landscape and open space have been a major point for discussion, design and appraisal. Based on the design parameters outlined in Section 4.0 of the Environmental Assessment (March 2013) the Landscape Concept has been extended to provide a second publicly accessible open space in the centre of the site. 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.

The configuration of open spaces respond to the site's varied edge conditions, with a minimum setback of 10m provided along each of the boundaries to allow for the retention of existing trees and creation of new planting zones. The other components of the Landscape concept include:

1. Linear Park along Artarmon Road, 25m x 130m, featuring opportunities for 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
8. Unlock the Walter Street Reserve by providing public access through the site's public routes, which cater to pedestrians and cyclists. Council have expressed as interest in rehabilitating the reserve as part of wider strategic plans.
9. Addition of a second publicly accessible open space within the site, dimensions 58m x 20m (1,160m<sup>2</sup>)





2.2 Landscape Concept

The key components of the Landscape Concept reflect through each iteration of the Concept Plan include:

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 paths



Water Sensitive Urban Design



Water Sensitive Urban Design



Paved open space



Private front/courtyard gardens



Private front/courtyard gardens



Communal garden



2.2 Landscape Concept

An independent Arborist's Report has been prepared in response to the DPI's letter, which has been issued separately as part of the PPR. Prepared by George Palmer of Botanics Tree Wise People Pty Ltd, the report dated 20th June 2013 categorises the existing vegetation in accordance with their 'retention value'. The diagram on the facing page shows an overlay of the existing vegetation with the Concept Plan to illustrate where retention has been achieved.

Existing vegetation has been retained along the Richmond Avenue, Artarmon Road and Scott Street frontages due to their streetscape quality. The rendered images on the facing page illustrate the importance of the existing trees to screening development and retaining the existing character of the neighbourhood.

The report also identifies several significant trees that possess aboriginal value that are likely to be removed as a result of the site's redevelopment, particularly in relation to Block A and Block F. To mitigate the loss of these trees the area of deep soil landscaped areas has been increased across the site, including the additional public space between Blocks B and E/F. The configuration of the basement car park ensure the area of deep soil is retained to allow mature trees to be established in the future.

Further information on the survey of site's vegetation, methodology of assessment and categorisation of the trees is contained in the accompanying report.



- Tree Protection Zone
- Retention Value AA
- Retention Value 1
- Retention Value 2
- Retention Value 3
- Retention Value 4



## 2.2 Landscape Concept



Rendered Street View 01 - view along Edward Street towards Block F



Rendered Street View 02 - view from the corner of Artarmon Road and Richmond Avenue towards the public space, Block H (row housing) and Blocks F and G



## 2.3 Access & Circulation Concept

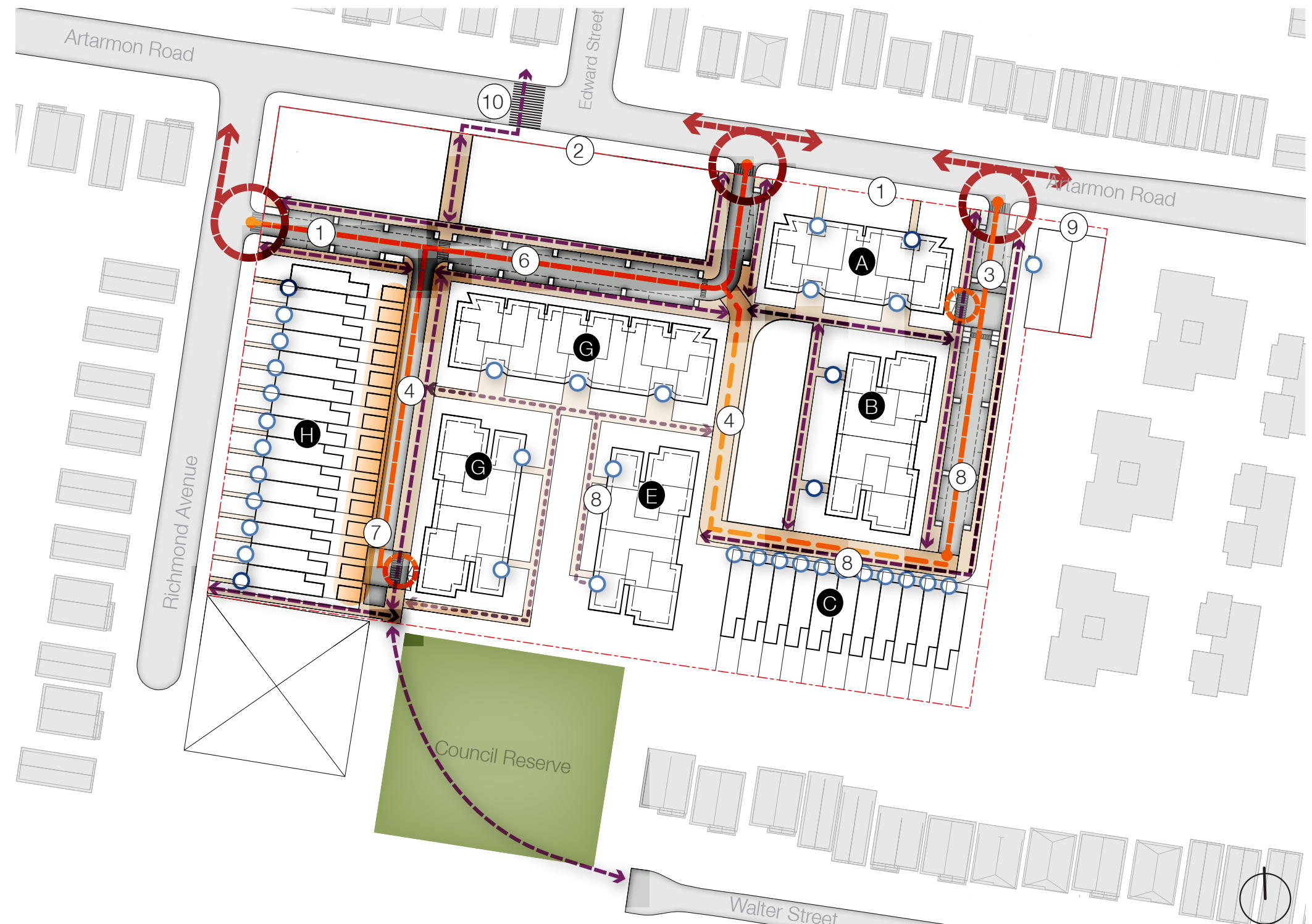
The other key determinant of the site's layout, along with the landscape and open space design, is the access and circulation arrangements. Both were featured in the design parameters prepared as part of the Environmental Assessment and were regularly discussed during the consultation events.

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 retention of Scott Street in its current location allows greater circulation through the site, which provides each block with direct road access (i.e. an 'address'). The junctions with Artarmon Road are broadly aligned with the existing access points to the Nine Network Australia site, with the visibility improved by increased building setbacks and improved landscaping.

Other aspects of the Concept Plans response include:

1. Provide egress/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. Scott Street retained, providing direct access to basement parking for Blocks A-C.
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. Access to the rear garages and granny flats, which ensures access from Richmond Avenue is retained for pedestrians access only
8. Loop Road provides access to Blocks B and Block C (row housing) for pedestrians, cyclists and vehicles on a shared-surface arrangement
9. Existing access to basement parking for 'Loft' building from Artarmon Road retained
10. Proposed Pedestrian Crossing across Artarmon Road





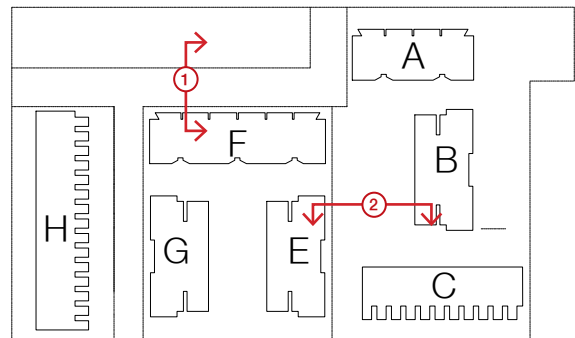
2.3 Access & Movement Concept

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.

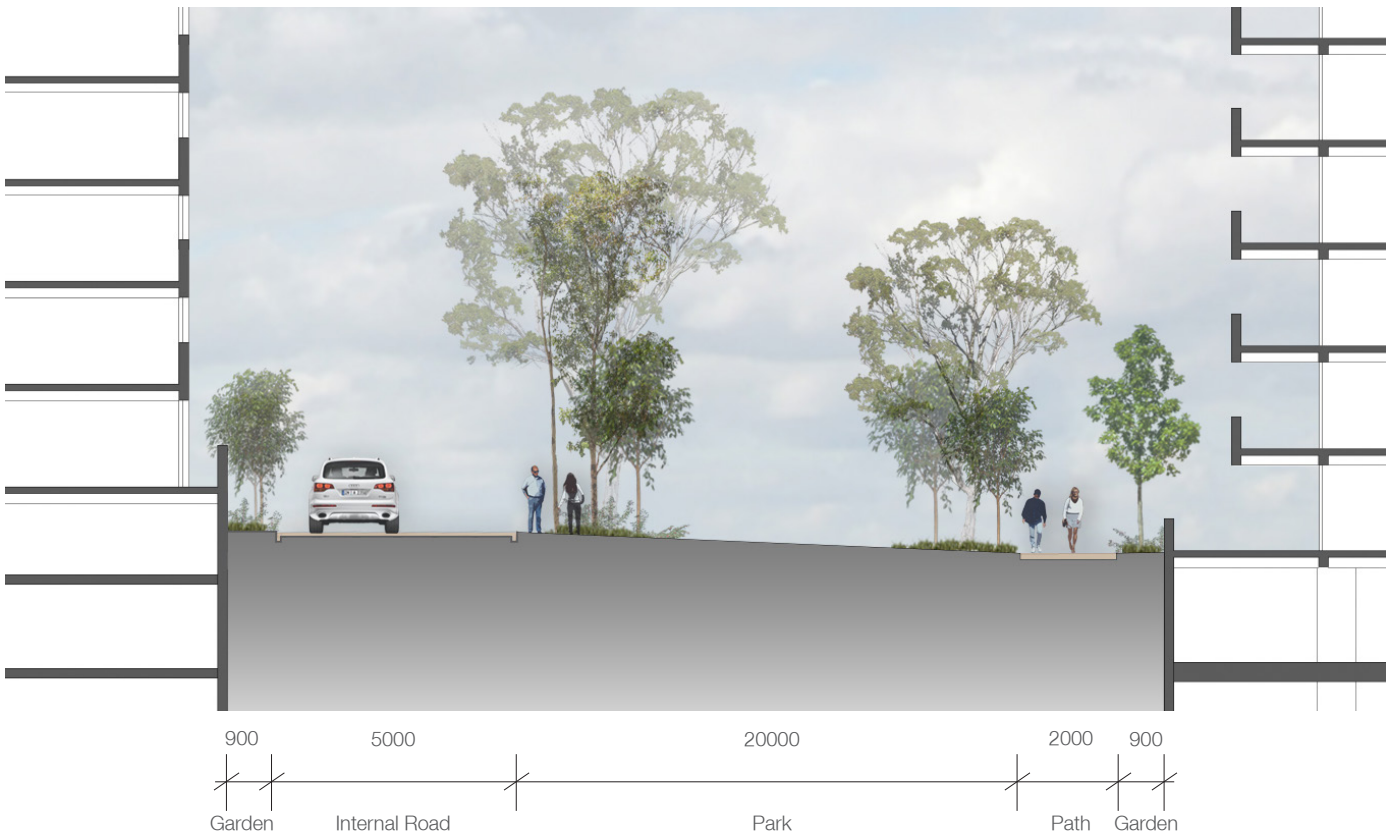
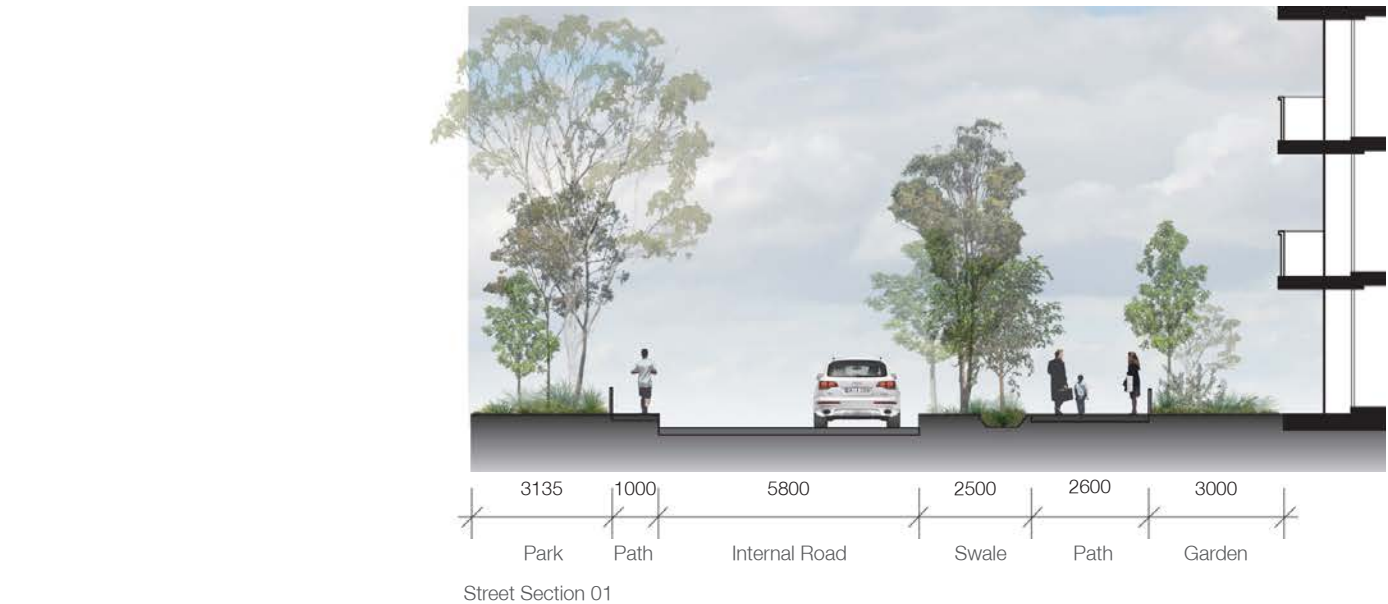
The quality of the streets and their edges will help define the overall quality of the development and its integration into the existing context. For this reason the movement concept also outlines the design of the streets, their landscape detailing and the interface between vehicles, parked cars, pedestrians 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 02



Bourke Street, Surry Hills - cycle path, foot path and road



Small scale streets with tree planting, including WSUD measures



Uniform tree-planting to form 'green corridor'



Rear garages to shared surface