

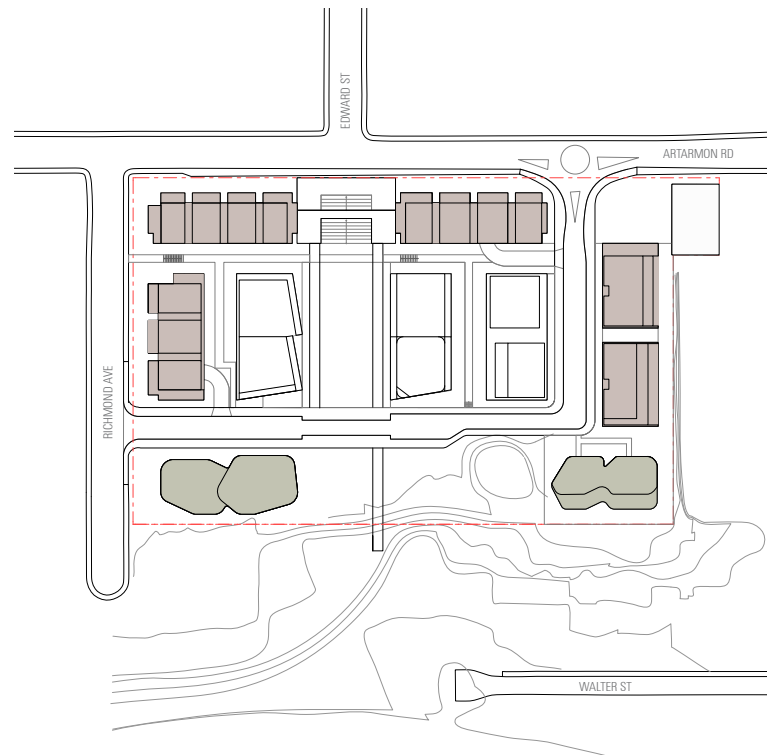


3.6 VIEW 3 - PROPOSED PARK - ON SOUTHERN BOUNDARY

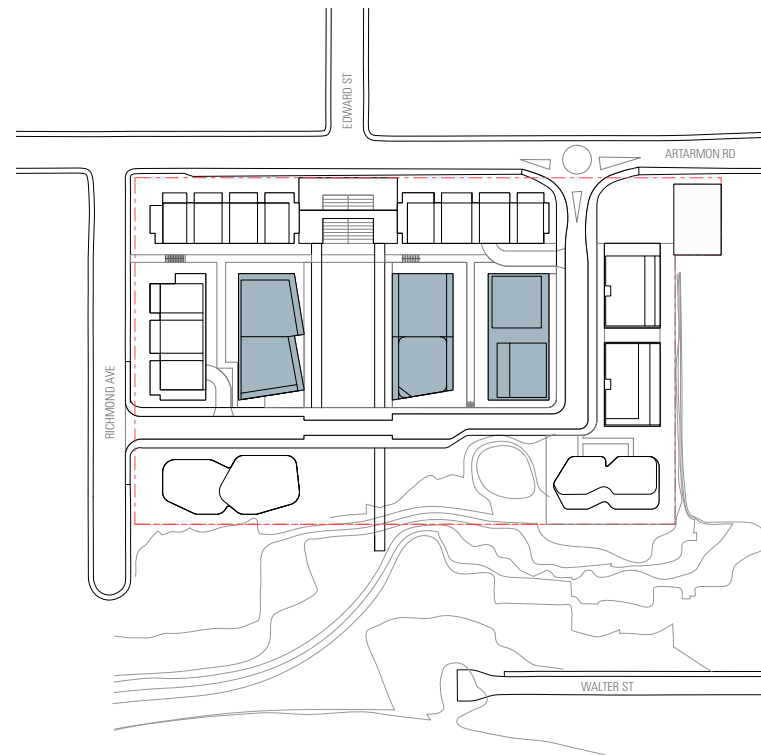
Artists Impression - Indicative only

3.7 BUILT FORM PRINCIPLES

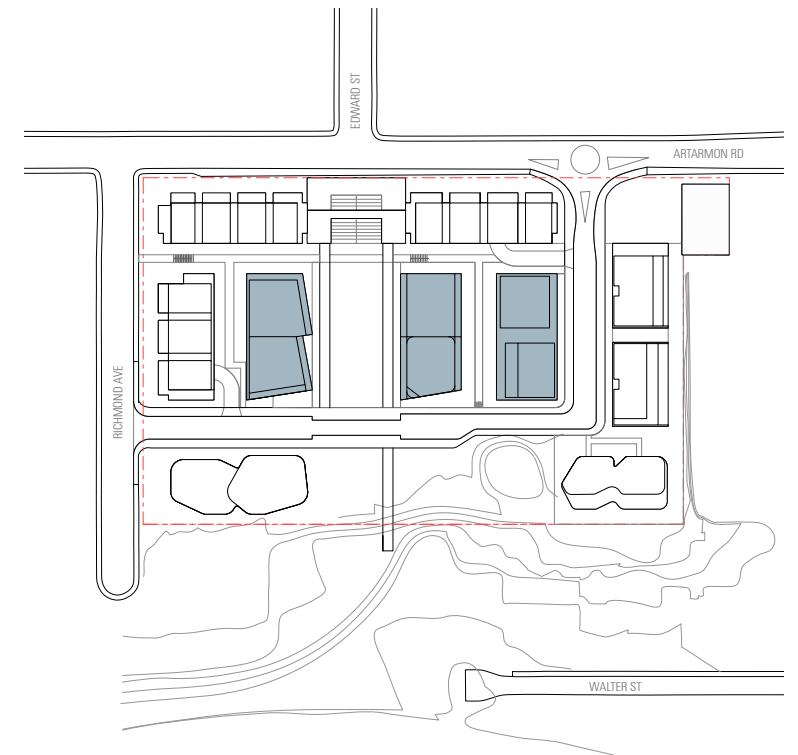
The proposed modification seeks to create diversity in the building heights and forms to respond to the unique topography and respond to the low scale residential neighborhood.



A RESPECTFUL LOW
EDGE WITH FINE GRAIN
ARTICULATION TO ALL
BOUNDARIES



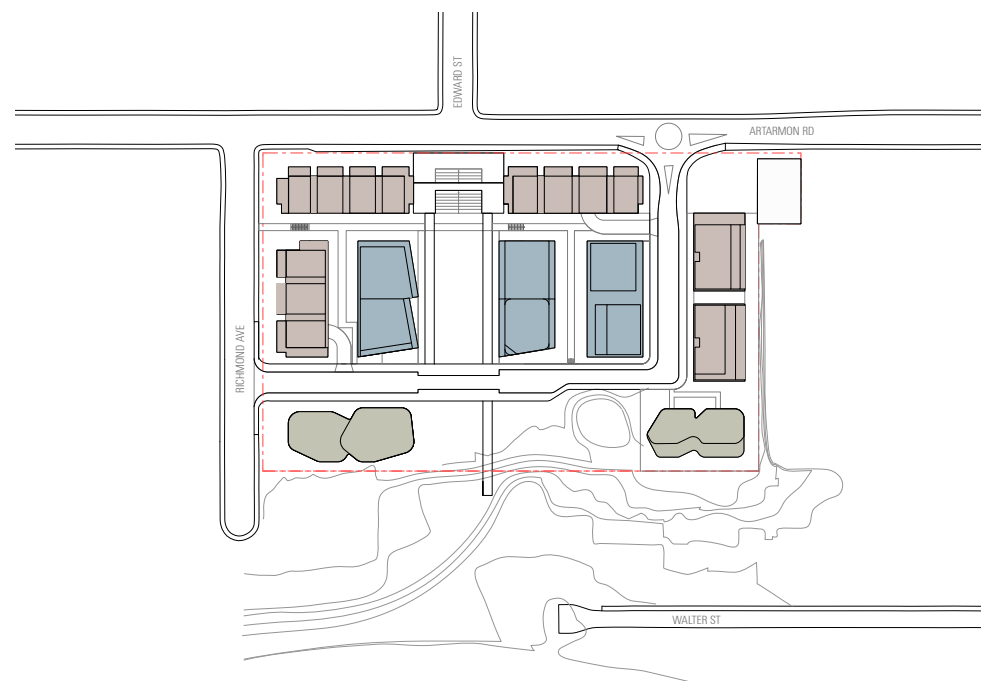
A CENTRAL CORE OF
MIDRISE



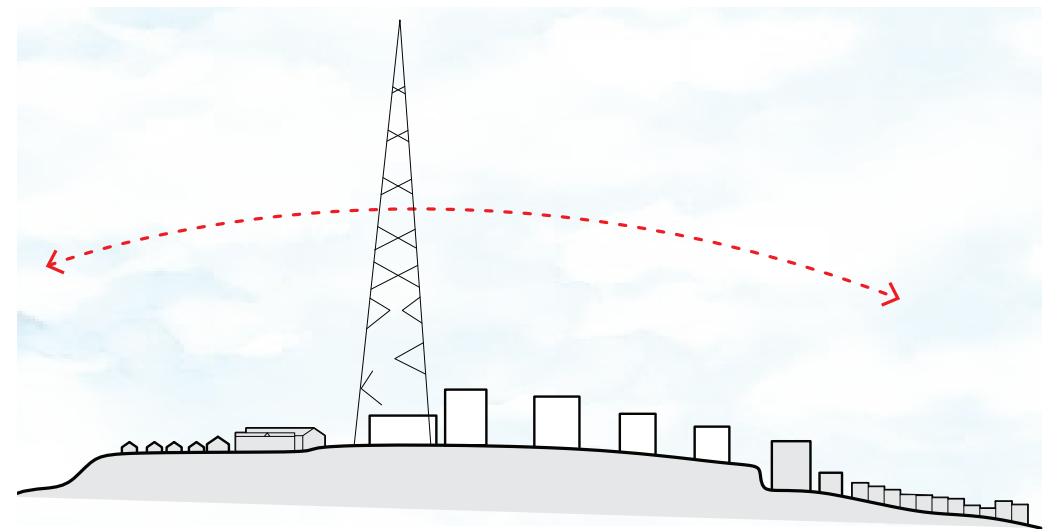
HEIGHT POSITIONED WITH BEST
AMENITY AND MAXIMUM
SETBACK FROM ALL STREETS
AND BOUNDARIES TO MINIMISE
IMPACTS

3.8 BUILT FORM PRINCIPLES

Bush buildings, street buildings and mid rise towers combine to create diversity, and follow a logical structure aligned to better solar access. The ridgeline site crests and falls from the east to the west and to the south. Pushing the buildings down into the site and reducing building heights on all boundaries helps the masterplan to reflect the natural landform.



CREATING THREE KEY BUILDING TYPOLOGIES FOR THE SITE



A CREST THAT
FOLLOWS THE
TOPOGRAPHY

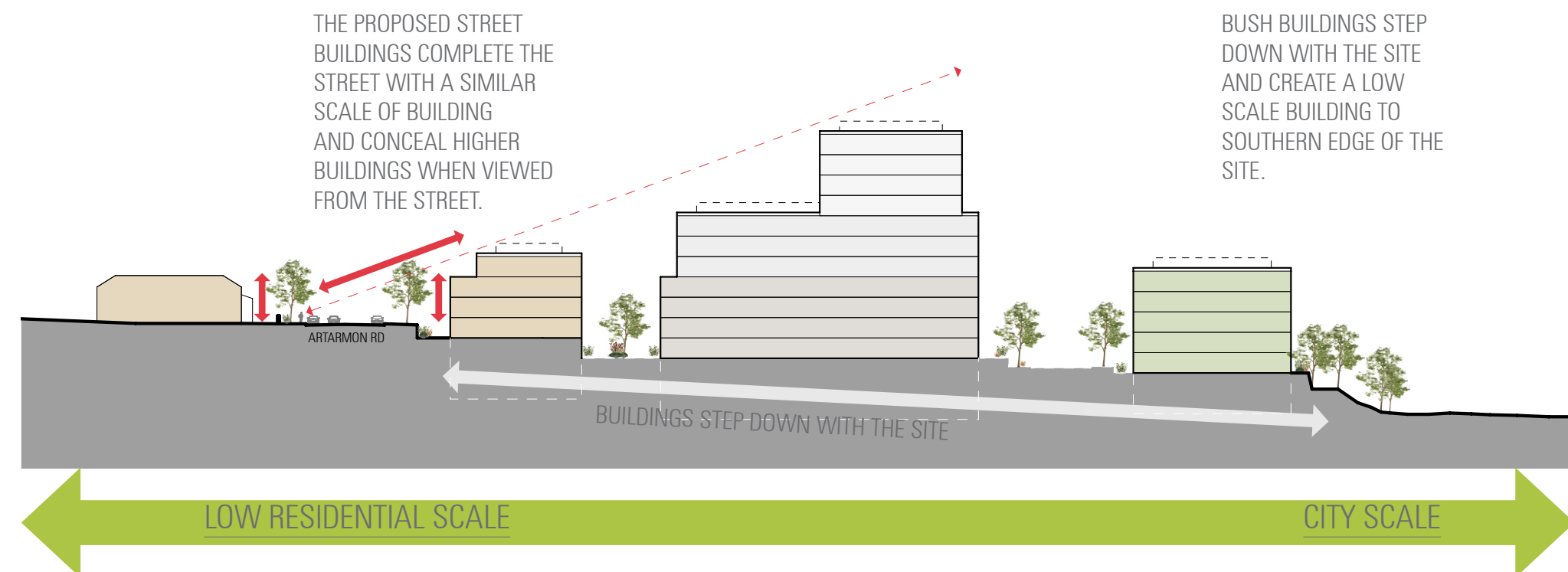
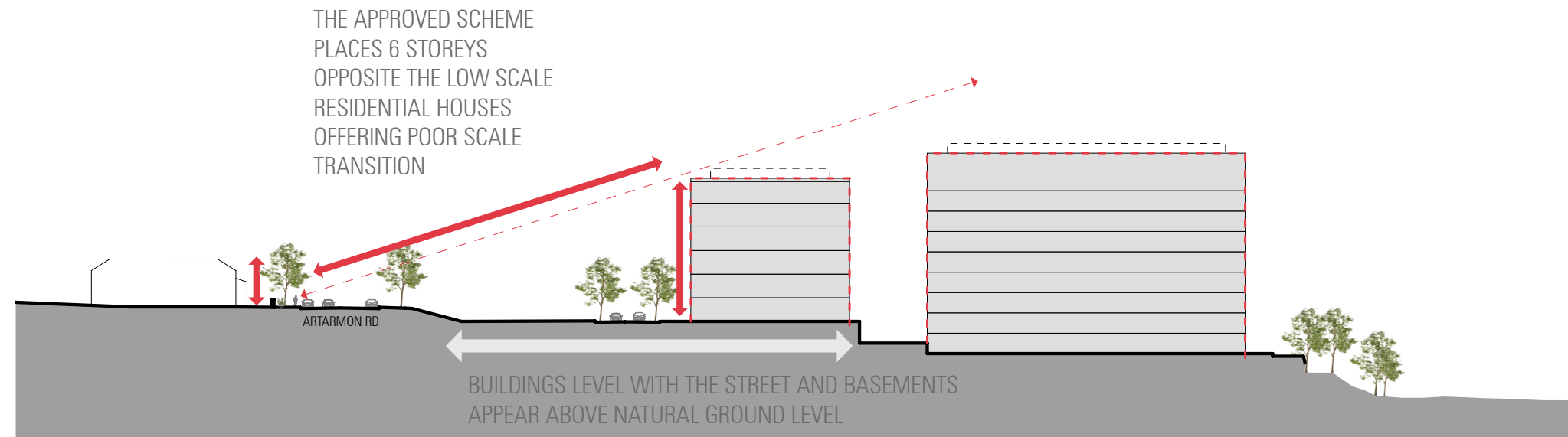


SCALE: 1:1300 APPROX @A3

Whilst all reasonable care has been taken to provide an accurate representation of the scheme, please note this scale is indicative only and this graphic is not suitable for accurate measurements.

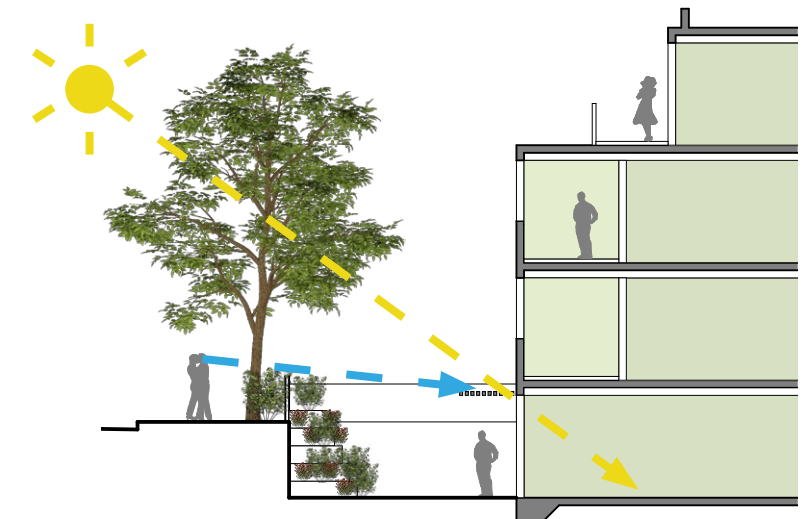
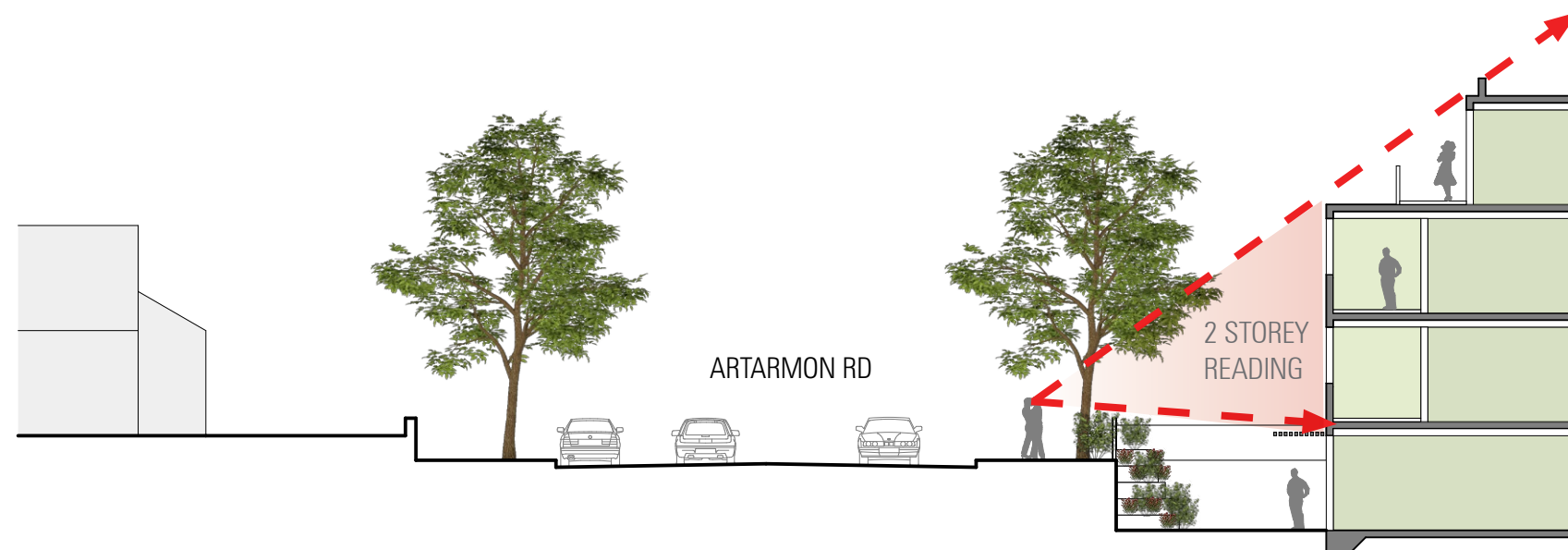
3.9 A TRANSITIONAL SCALE

Careful attention has been paid to the scale of buildings. The street buildings proposed help to complete a street that is of a similar scale to the single and double storey houses. They also help to shield the public street from seeing the higher buildings which are setback into the site. The result is a better transition of building scale from the low scale residential street to the taller buildings within the site and then the large infrastructure of the highway and city beyond. Within the site, buildings have been set down below natural ground level to reduce visible bulk and allow buildings to step down with the natural fall of the hillside. This ensures no basements are visible from the public domain.



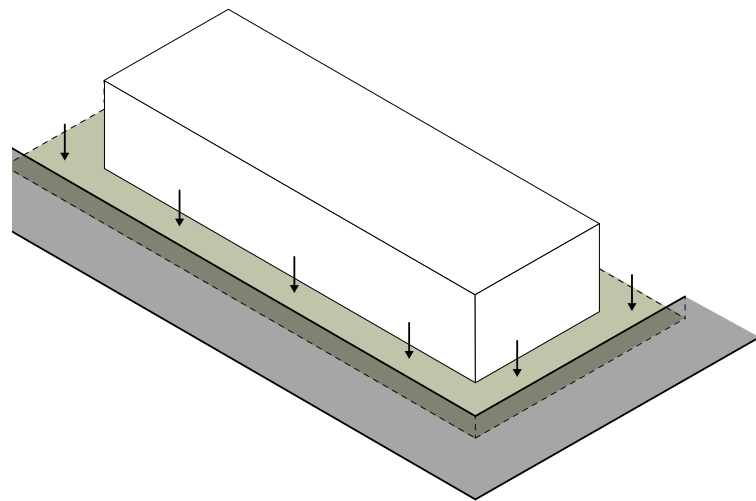
3.10 A LOW SCALE STREET

The street buildings along Artarmon Rd and Richmond Ave have been carefully designed to reflect the low scale residential character of the area. The bottom level of the buildings have been lowered beneath street level to conceal its mass, whilst the top storey has been setback from the street. The resultant visible mass is two storeys, and sits respectfully across from the single storey houses elevated on the escarpment. These street buildings are a critical edge to the site, helping to complete the streetscape, and conceal the higher buildings which sit deep into the site. All existing mature street trees around the site will be maintained with the exception the trees that conflict with the proposed Scott St. The sunken courtyards still allow for good solar amenity, whilst a planted street edge and fence will reduce overlooking from the street.

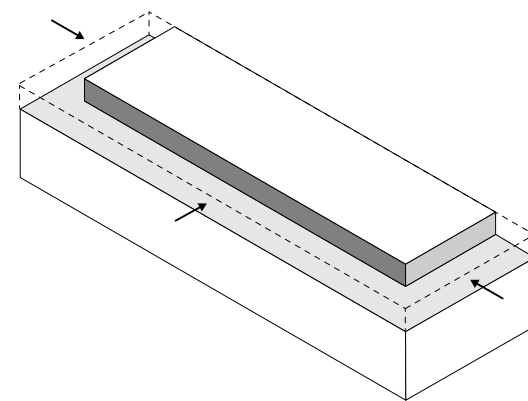


3.11 A LOW SCALE STREET EDGE

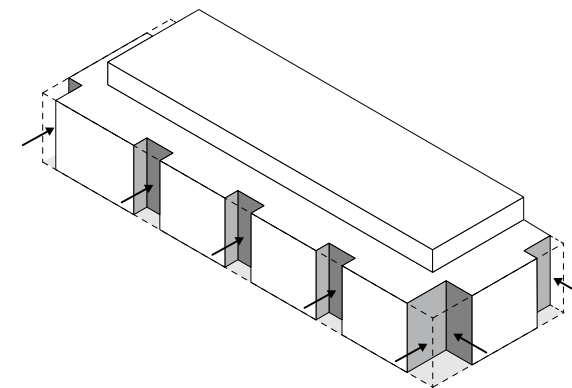
The design of the street buildings focuses on providing a respectful scale of building to the surrounding neighbours. These buildings have been lowered into the site and broken down to a domestic module. The top floor has been pushed back and bulky corners have been reduced. Materiality of brick and terracotta is reflected across the street.



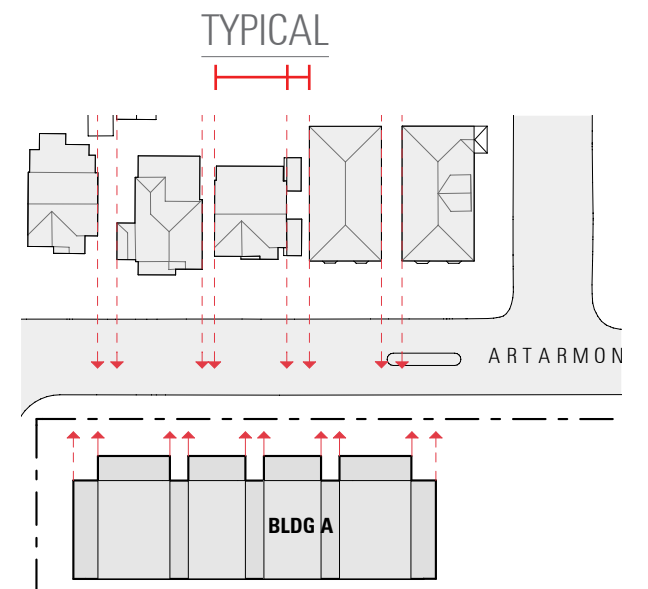
LOWERING THE GROUND
FLOOR INTO THE SITE



PUSHING BACK THE TOP FLOOR TO
REDUCE VISIBLE MASS



ARTICULATE THE BUILDING WITH INDENTS
TO CREATE DOMESTIC SCALED FORMS
WITH STRONG CORNER INDENTS



BUILDING ARTICULATION IS SCALED
TO REFLECT THE LOCAL CONTEXT





3.12 VIEW 5- PROPOSED VIEW ARTARMON RD LOOKING EAST

Artists Impression - Indicative only