

## 2.6 WALTER STREET RESERVE PHOTOGRAPHIC SUMMARY

Walter St reserve is a council owned public reserve which forms part of the green belt which links to middle harbour. The reserve is currently isolated and difficult to access. The reserve currently houses non natives, weeds and debris. Whilst currently underutilised the proposed scheme seeks to link to this isolated green island, making it accessible to the public and offering financial contributions for its remediation.

- 1 DENSE, UNMAINTAINED SCRUB
- 2 DEBRIS IN THE PARK
- 3 DISTANT VIEWS AT TOP OF SITE
- 4 DENSE CANOPY-WEED SPECIES AND NON NATIVES
- 5 GORE HILL FREEWAY CYCLEWAY
- 6 STEEP DESCENT TO WALTER STREET PROPERTIES ON SOUTHERN BOUNDARY
- 7 SOUND BARRIER TO GORE HILL FREEWAY





## 2.7 VIEWS AND VISTAS PLAN

The site, located on a ridge line, is visible from a number of local streets, important icons and distant vistas. In line with the original application, these views and vistas have been analysed to demonstrate the existing site massing, the approved scheme massing and the proposed new scheme massing.

The site's topography, on the edge of the Flat Rock creek gully, makes it particularly visible from the south, including Naremburn, the Gore Hill Freeway and Willoughby Road. Views have been selected from a series of local immediate streets and more distant long views from key roads, parks and facilities in the surrounding area.

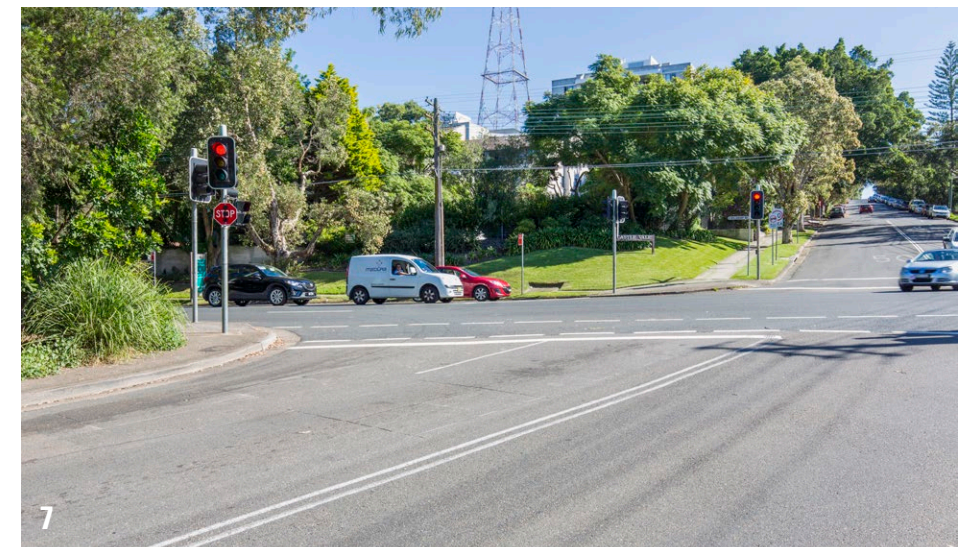
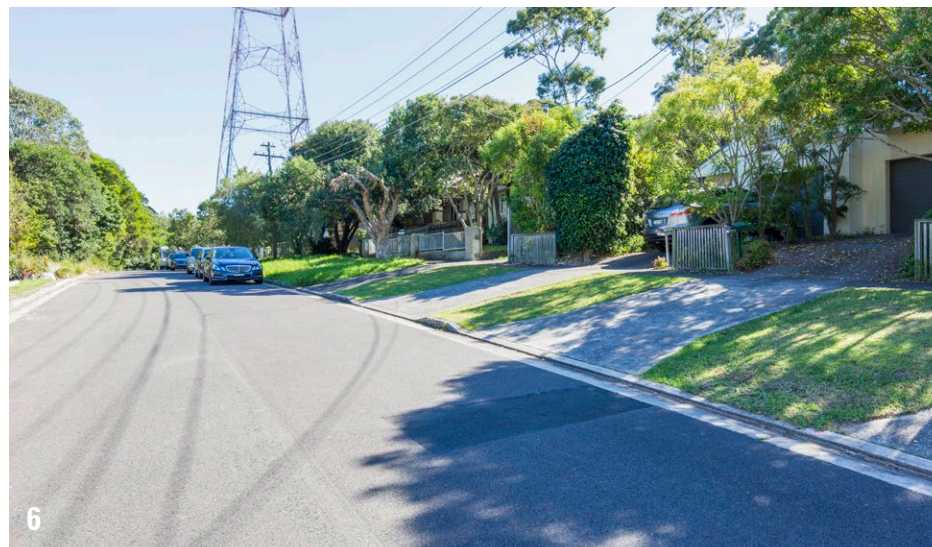
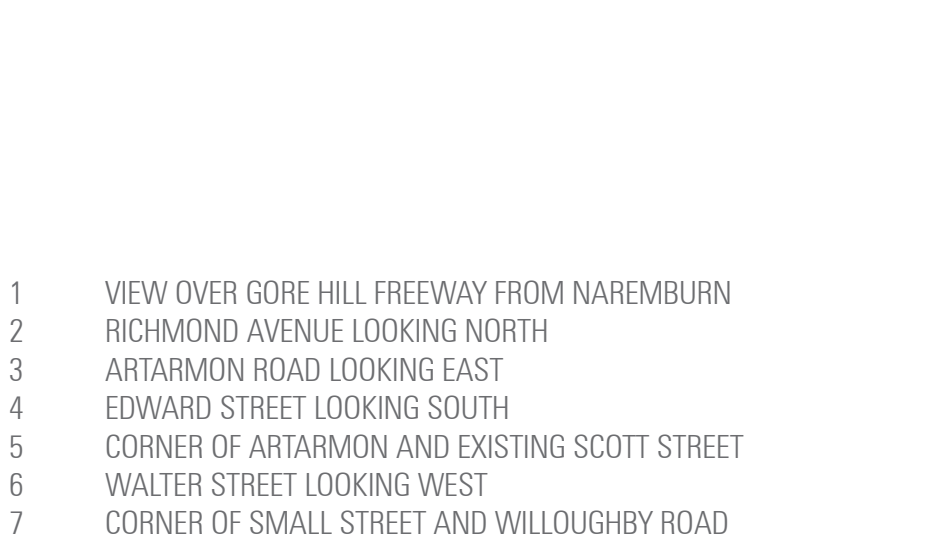
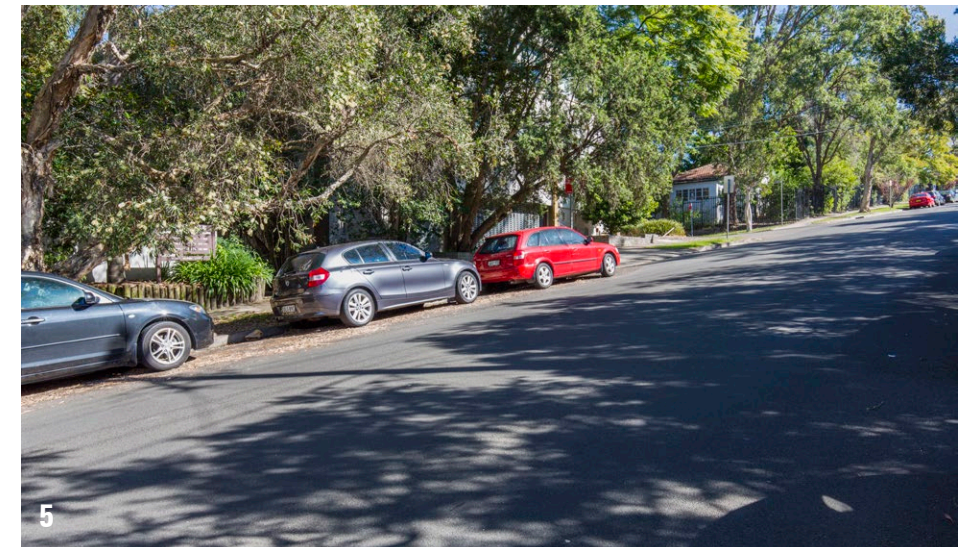
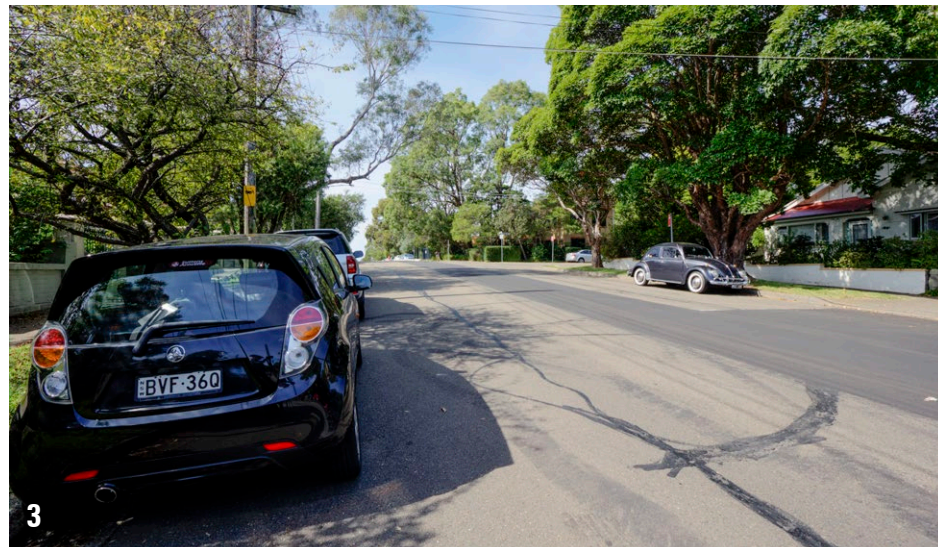
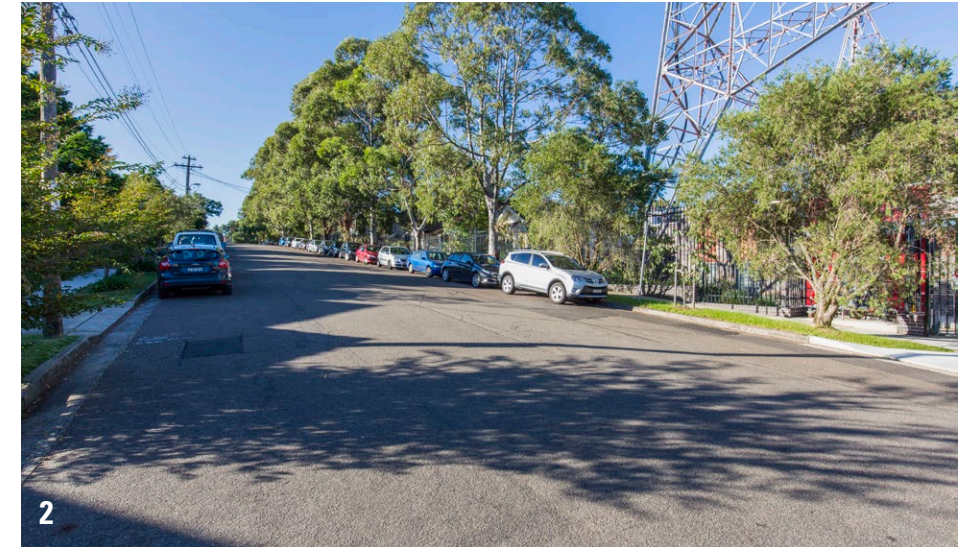
Further detail is provided in Visual Impact Appendix 03. A summary of the local and distant views which have been selected are provided on p21-22 of this report. Views have been assessed in the same location as the original application.



Map of view analysis locations



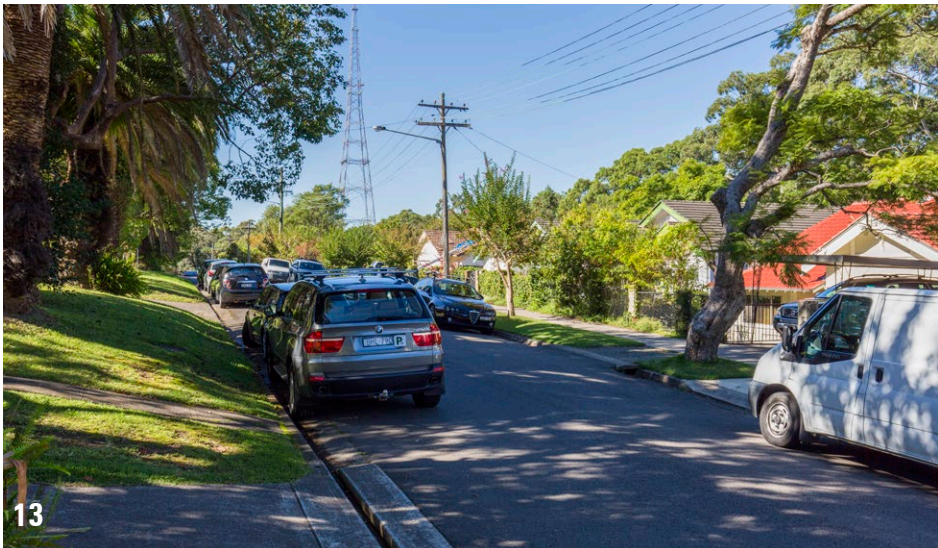
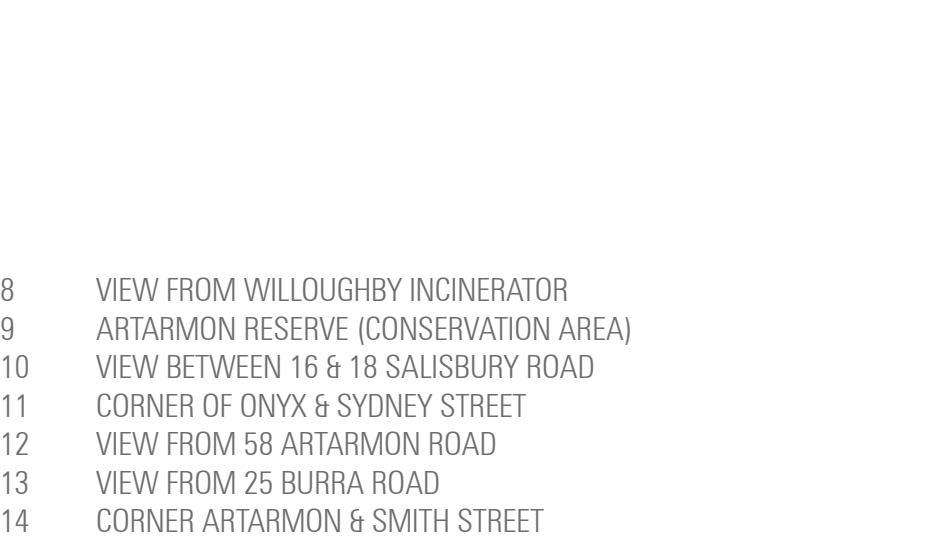
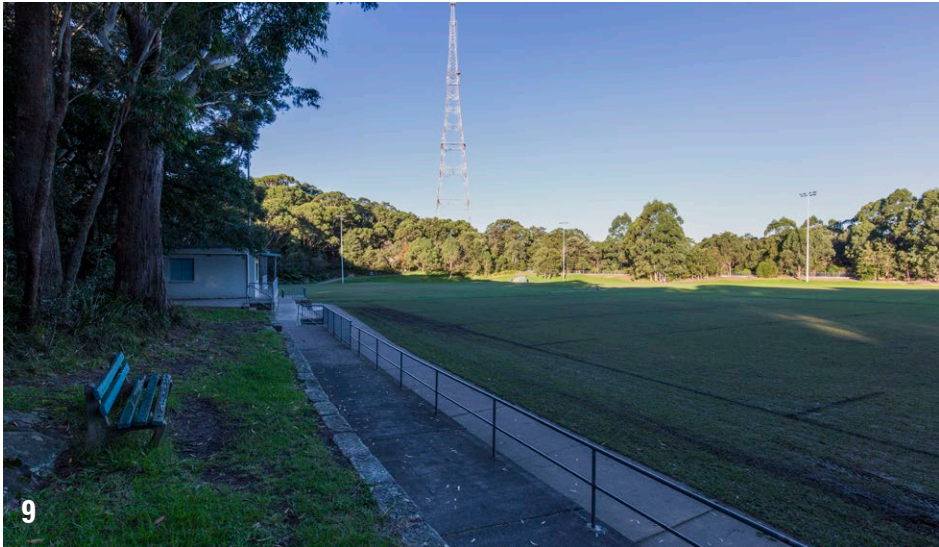
## 2.8 VIEWS AND VISTAS IMAGES



- 1 VIEW OVER GORE HILL FREEWAY FROM NAREMBURN
- 2 RICHMOND AVENUE LOOKING NORTH
- 3 ARTARMON ROAD LOOKING EAST
- 4 EDWARD STREET LOOKING SOUTH
- 5 CORNER OF ARTARMON AND EXISTING SCOTT STREET
- 6 WALTER STREET LOOKING WEST
- 7 CORNER OF SMALL STREET AND WILLOUGHBY ROAD



2.9 VIEWS AND VISTAS  
IMAGES



8 VIEW FROM WILLOUGHBY INCINERATOR  
9 ARTARMON RESERVE (CONSERVATION AREA)  
10 VIEW BETWEEN 16 & 18 SALISBURY ROAD  
11 CORNER OF ONYX & SYDNEY STREET  
12 VIEW FROM 58 ARTARMON ROAD  
13 VIEW FROM 25 BURRA ROAD  
14 CORNER ARTARMON & SMITH STREET





# 03 THE PROPOSED CONCEPT DESIGN



### 3.1 NEW CONCEPT PLAN

#### KEY DESIGN MOVES

The following section outlines the key design concepts which form the basis of this modification. These strategic design moves explain the main urban design drivers, and create a strong framework for assessing the qualitative and quantitative improvements of the proposed modification to the current approval.

The concept design can be divided into the following sections:

**KEY URBAN GESTURES**  
**DISTINCT COMMUNITY INFRASTRUCTURE**  
**OPENING VIEWS TO THE PUBLIC**  
**BUILT FORM PRINCIPLES**  
**A TRANSITIONAL SCALE**  
**A LOW SCALE STREET EDGE**  
**BUSH BUILDINGS**  
**MID RISE BUILDINGS**  
**A TRANSITION OF SCALE**



“Working with the slope of the land, as in a Renaissance garden, CHROFI have created a sequence of outdoor green rooms, pathways and lookouts that connect with under - appreciated green networks and focus upon distant landmarks to create a public realm of diverse character . This ranges from the playful and active to the serene and contemplative , accessible to all . This imaginative " space positive " scheme creates a robust framework for the proposed high quality housing as well as enhancing the appeal of the surrounding environment for all to enjoy.”

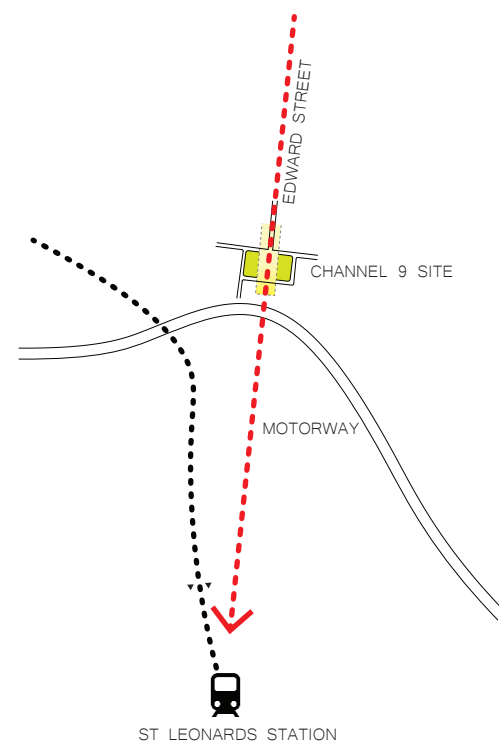
Andrew Andersons, AO



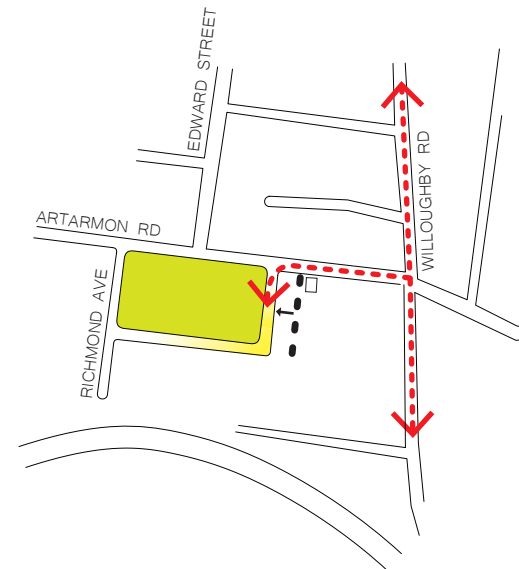
## 3.2 NEW CONCEPT PLAN

### KEY URBAN GESTURES

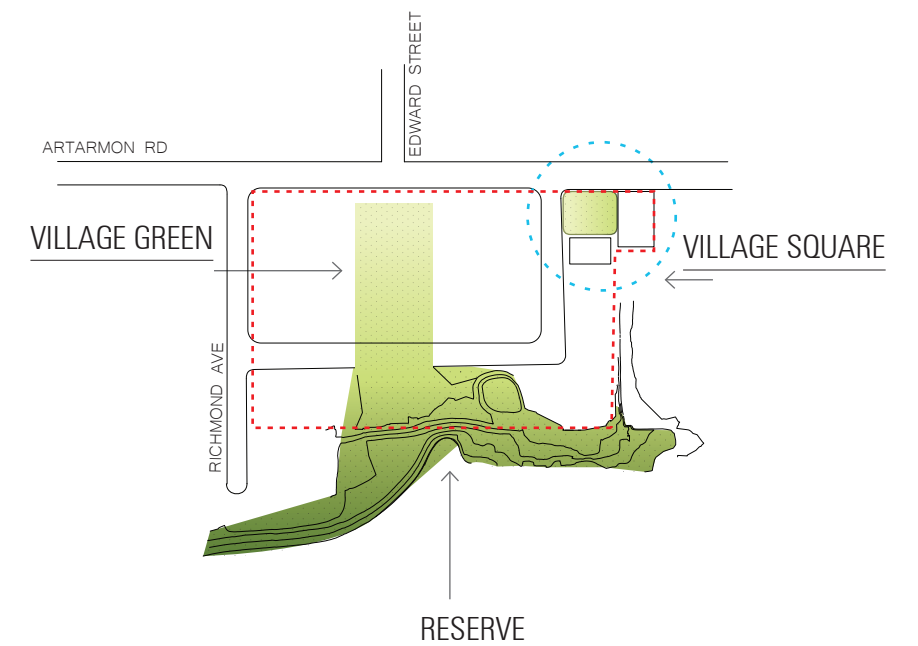
The unique alignment of Edwards St with district landmarks, rethinking Scott Street and determining the best location for community infrastructure was the focus for redesigning the site.



A LOCAL AXIS  
ALONG EDWARD ST  
COINCIDES WITH ST  
LEONARDS STATION



CREATING A LOGICAL  
STREET STRUCTURE BY  
RECONFIGURING SCOTT  
ST TO FORM A LEGIBLE  
STREET BLOCK

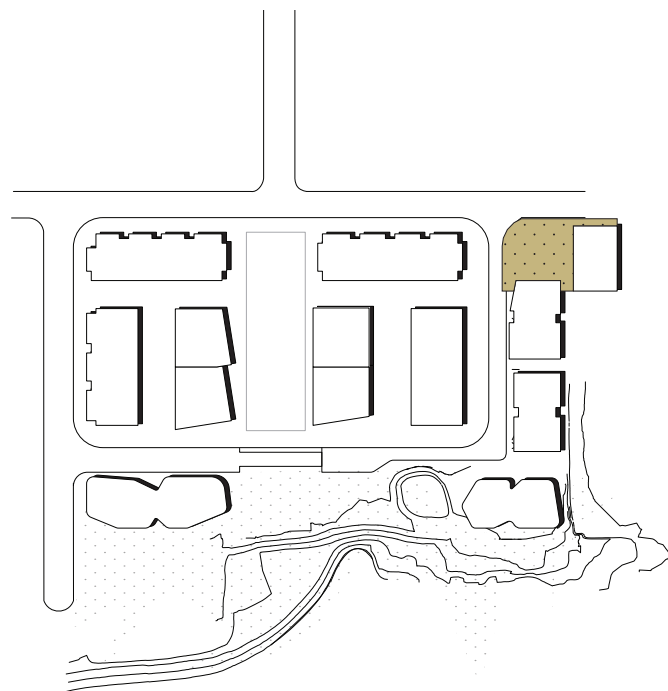


A REORIENTED PARK CONNECTS  
TO THE EXISTING GREEN NETWORK  
AND OPENS THESE SPACES TO  
PANORAMIC VIEWS

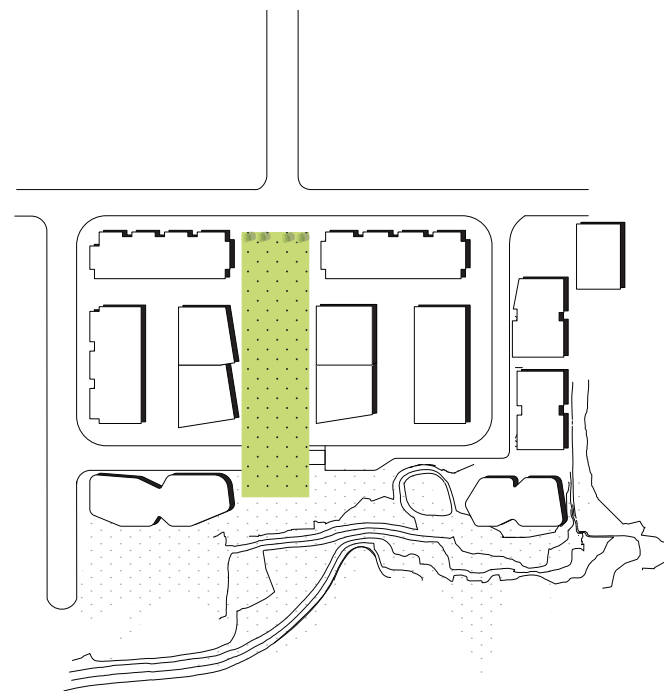


### 3.3 DISTINCT PUBLIC INFRASTRUCTURE

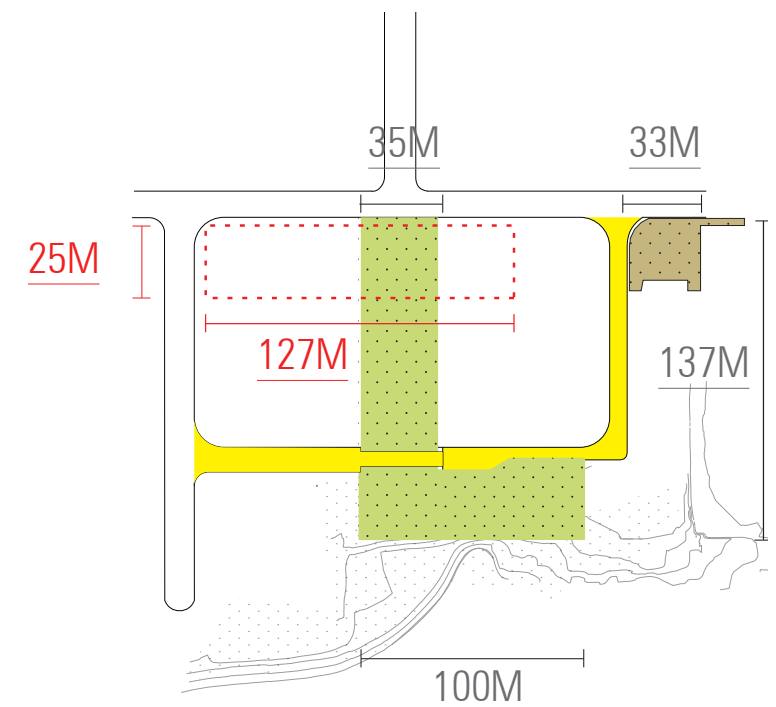
The proposed scheme provides a variety of community offerings including a village square on Artarmon Road, a childrens playground, an escarpment lawn, and a central Village Green open to the view and turned away from the busy road. The park alone is increased in size from the approved scheme. The aim was to connect public space from Artarmon Rd and the southern view, and to link these two spaces with a generous park.



A VILLAGE SQUARE TO PROVIDE A PLACE FOR SOCIALISATION



A VILLAGE GREEN ON ARTARMON ROAD AS A GATEWAY TO THE SITE AND THE CITY BEYOND



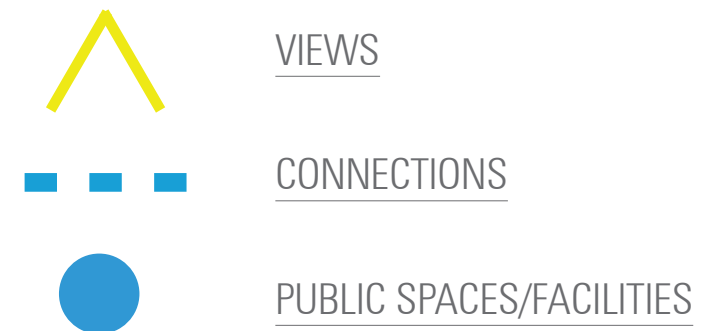
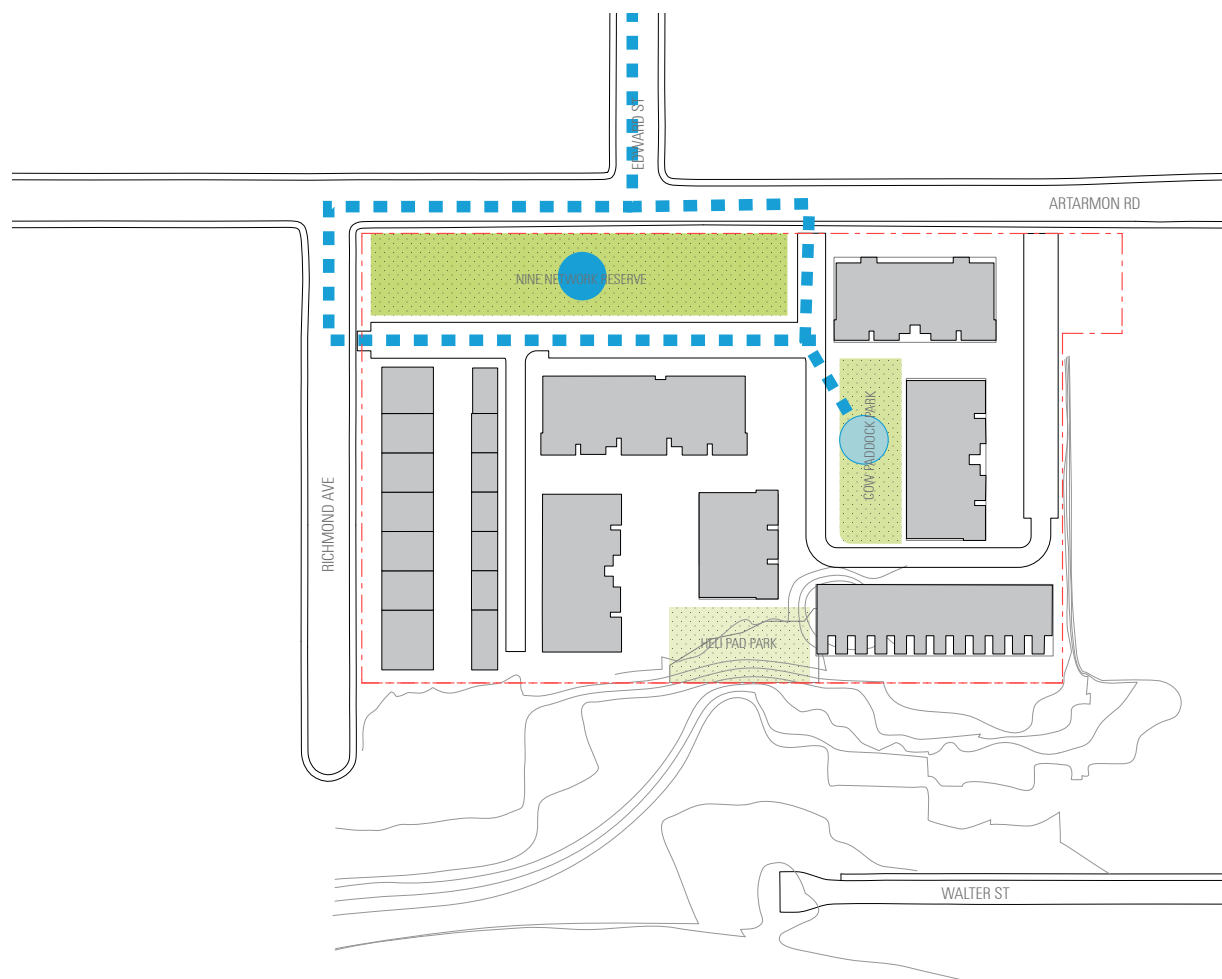
THE ISOLATED PARK ON A BUSY ROAD IS TURNED 90 DEGREES AND INCREASED. MAXIMUM ROAD AND PARK FRONTAGE IS MADE PUBLIC



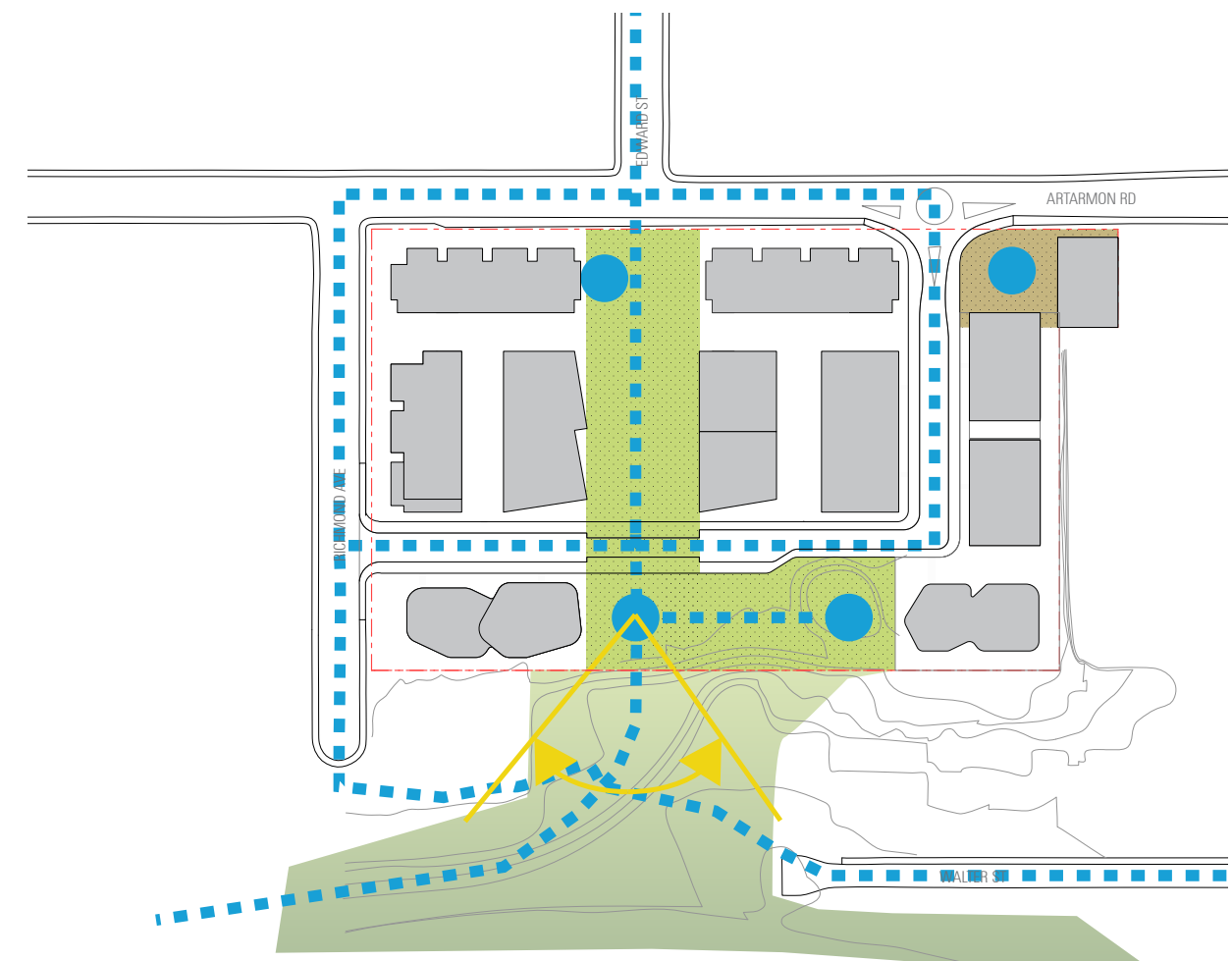
### 3.4 A SITE THAT BECOMES PUBLIC FOR THE WIDER COMMUNITY

More than just rotating the park 90 degrees, the proposed scheme offers a truly public domain for the whole community. The logical placement of buildings, roads and public open space combine to create a site with iconic views, logical and clear connections, and public facilities that draw you deep in the site. Connections both in terms of views and pedestrian pathways along parks and roads, allow the public to move through the site and link to the wider community.

APPROVED SCHEME



PROPOSED SCHEME





### 3.5 VIEW FROM PROPOSED PARK

The sweeping southern view of St Leonards, Naremburn and the city is both the most unique and most valuable asset of this site. The modified scheme proposes this asset should be made public. The public spaces should open to this view creating a unique park for the area. Whilst most nearby parks sit in the deep valleys often in shadow (Artarmon Reserve, Willoughby Leisure Centre), this park would be a unique place for the community, one to enjoy the view, the sun and the fireworks on new years eve.

