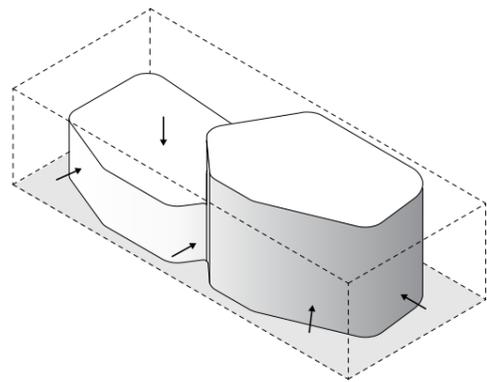
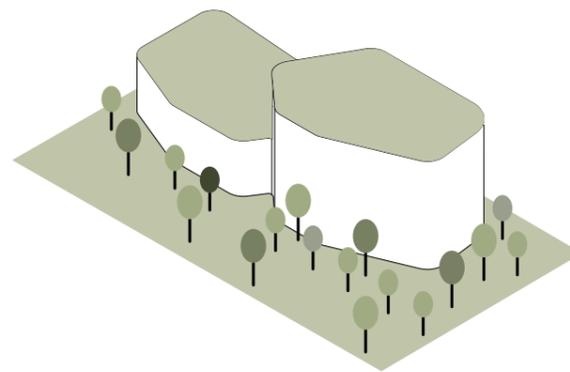


3.13 BUSH BUILDINGS

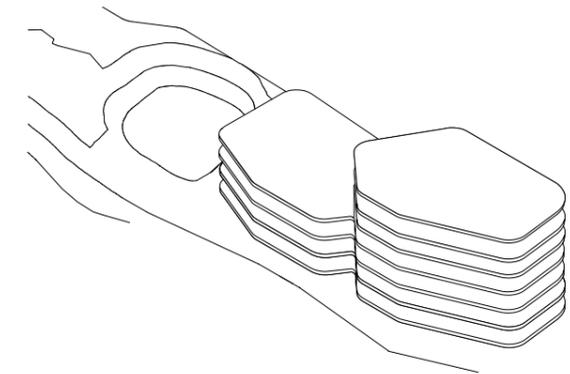
The new bush buildings provide a low scale edge on the southern boundary that draws the bush reserve into the site. The forms have been softened and articulated as premium villas, opening to views of the bush and St Leonards. Their character responds to the naturalistic setting with organic forms and planted balconies and rooftops. Increased building setbacks on Richmond Ave and setbacks on all boundaries ensure there is generous wide space for a dense landscape character to surround and screen the buildings.



THE BUILDINGS ARE CARVED AWAY TO REDUCE MASS



THE BUSH IS BROUGHT INTO THE SITE

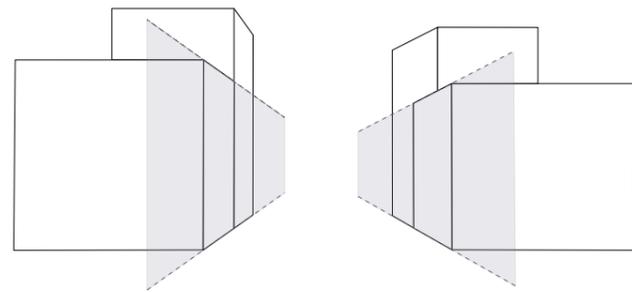


FORM THAT RESPONDS TO THE UNIQUE TOPOGRAPHY OF THE ESCARPMENT

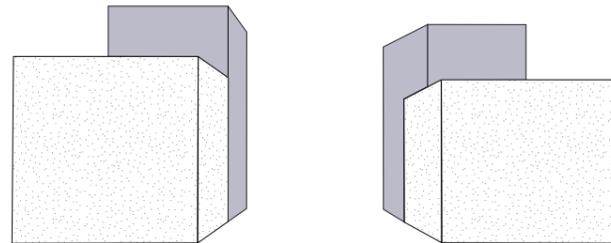


3.14 MID RISE TOWERS

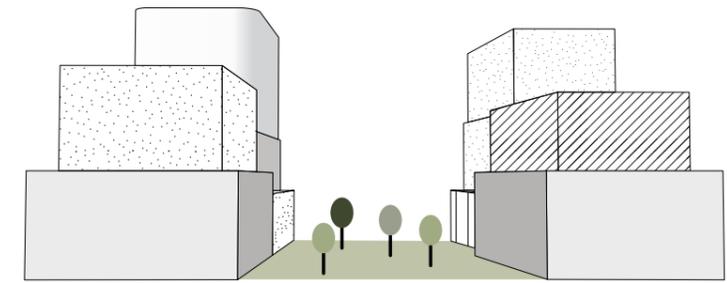
The mid rise buildings have been carefully formed to ensure the massing is balanced and diverse. A podium datum across the site has been set from the height of the terracotta roofs of neighbouring houses. As the buildings step down into the site the podium articulation is maintained. The higher elements of the masterplan are positioned deep into the site and are small in footprint to create slender, more refined forms when viewed from many vantage points in the local vicinity.



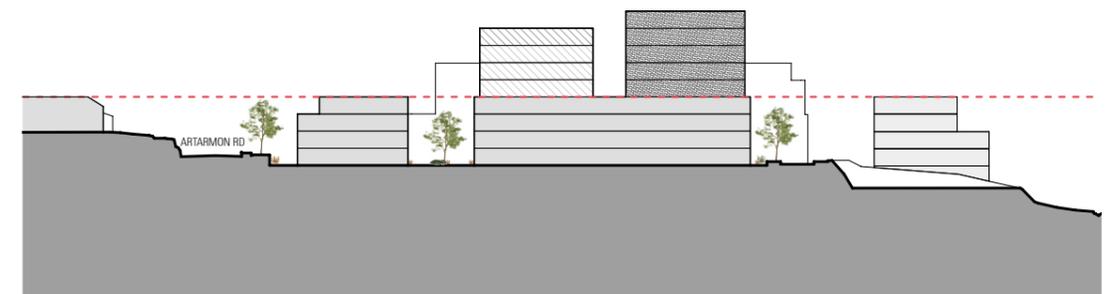
FOUR STOREY PODIUM TO HELP REDUCE SCALE



VERTICAL ARTICULATION OF TOWER FORMS



BALANCED FORM, CHARACTER AND MATERIALITY ACROSS THE PARK



LOW SCALE READING FORMED BY 4 STOREY PODIUM DATUM AND CONTEXT

3.15 APARTMENT AMENITY

The proposed masterplan allows for every apartment to have maximum amenity and outlook. Each apartment has the ability to look towards to a street, public open space or distant view. Attention has been paid to reduce the number of apartments overlooking neighbouring properties.





3.16 VIEW 1 - EXTENDING EDWARD STREET: 'AXIAL ALIGNMENT OF PARK CONNECTS EDWARD STREET TO ST LEONARDS LANDMARK BUILDINGS'

Artists Impression - Indicative only



04 LANDSCAPE AND PUBLIC DOMAIN