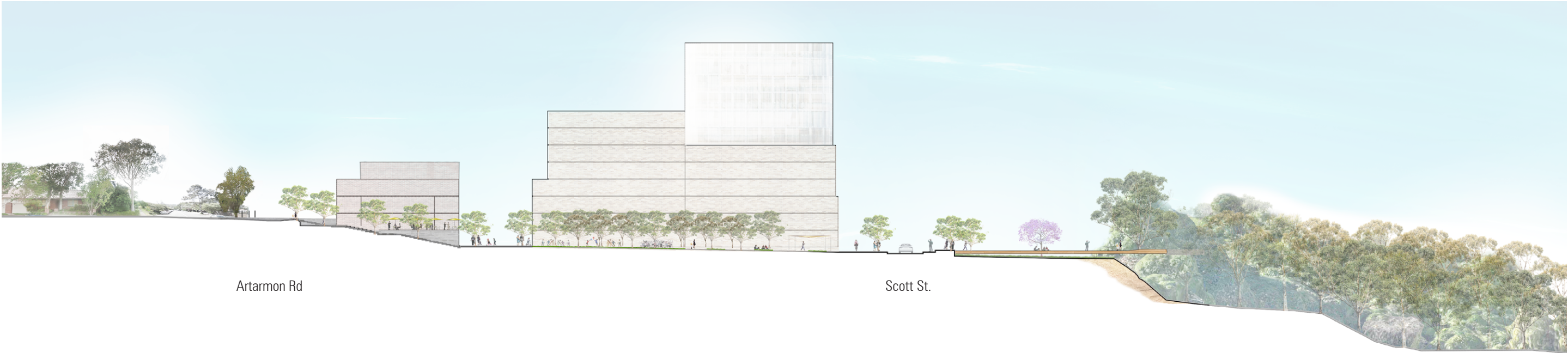


4.1 LANDSCAPE CONCEPT PLAN

The following section outlines a Landscape Master Plan developed collaboratively between CHROFI and McGregor Coxall. This Concept Plan has been developed in response to community feedback and will guide future detailed design that will occur in conjunction with Willoughby City Council. Each key area of the public domain has been given further detail in the subsequent pages.



4.2 LANDSCAPE CONCEPT
SECTION



- The Gateway
- The Village Green
- The Shareway
- The Village Lawns
- The Lookout & Sanctuary

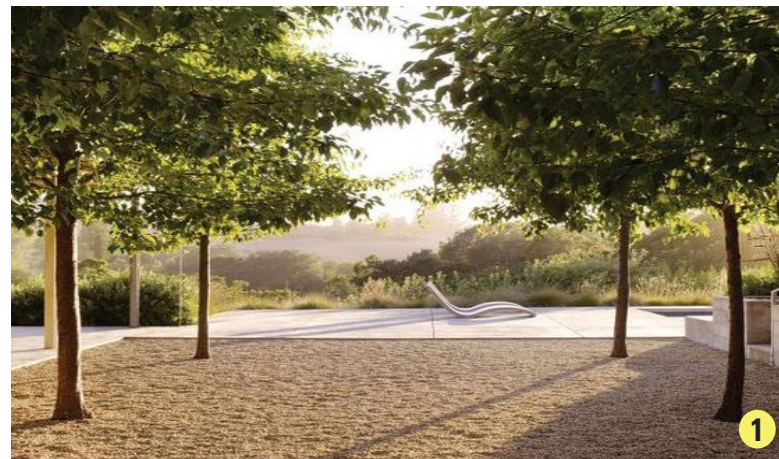
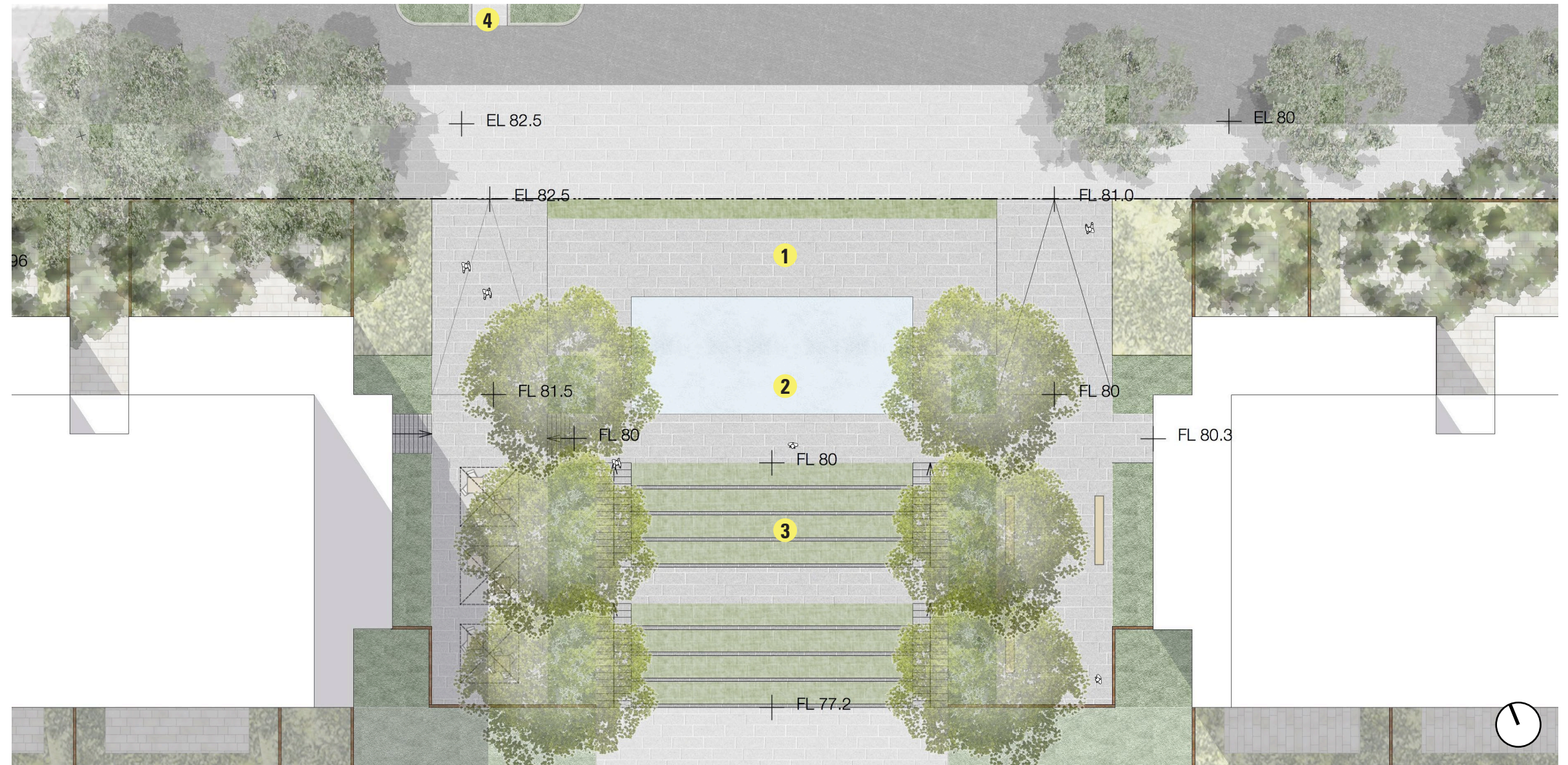
4.3 THE GATEWAY



- 1 Entry bridge and trees
- 2 Water feature
- 3 Terraced steps
- 4 Pedestrian crossing

The Gateway is a peaceful entry experience through the tops of tree canopies. This is followed by views from publicly accessible podiums that look across the village green to the horizon.

Generous shaded terraced steps are centered along the central green axis of the site offering a place for quiet reflection or seating for small cultural events.

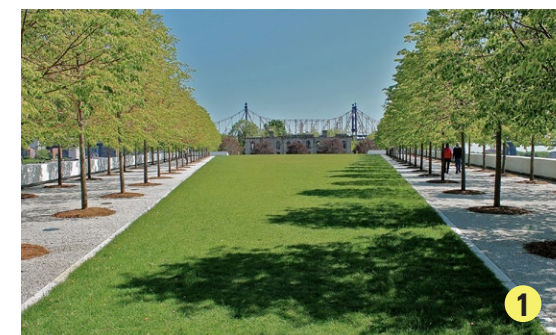
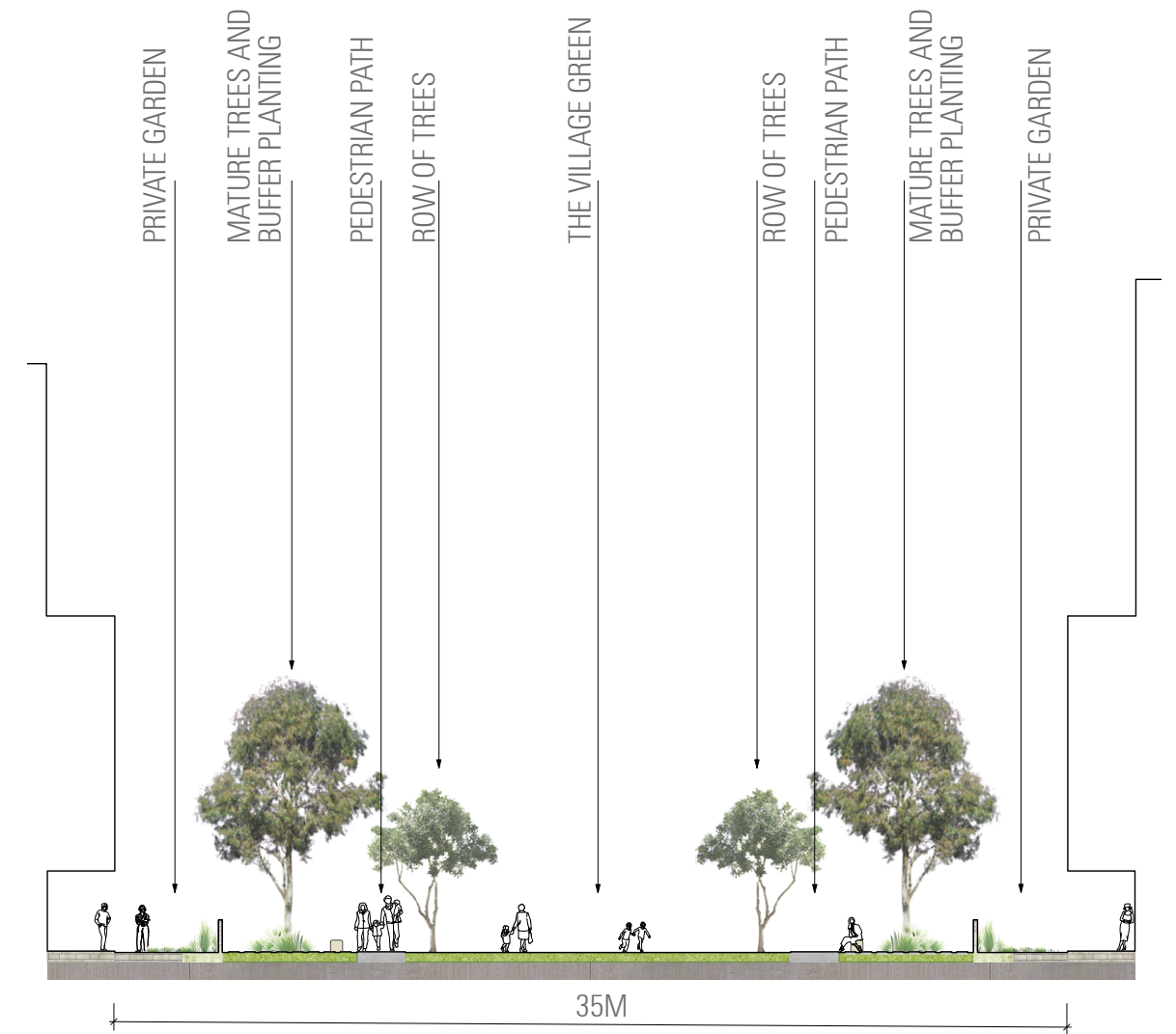
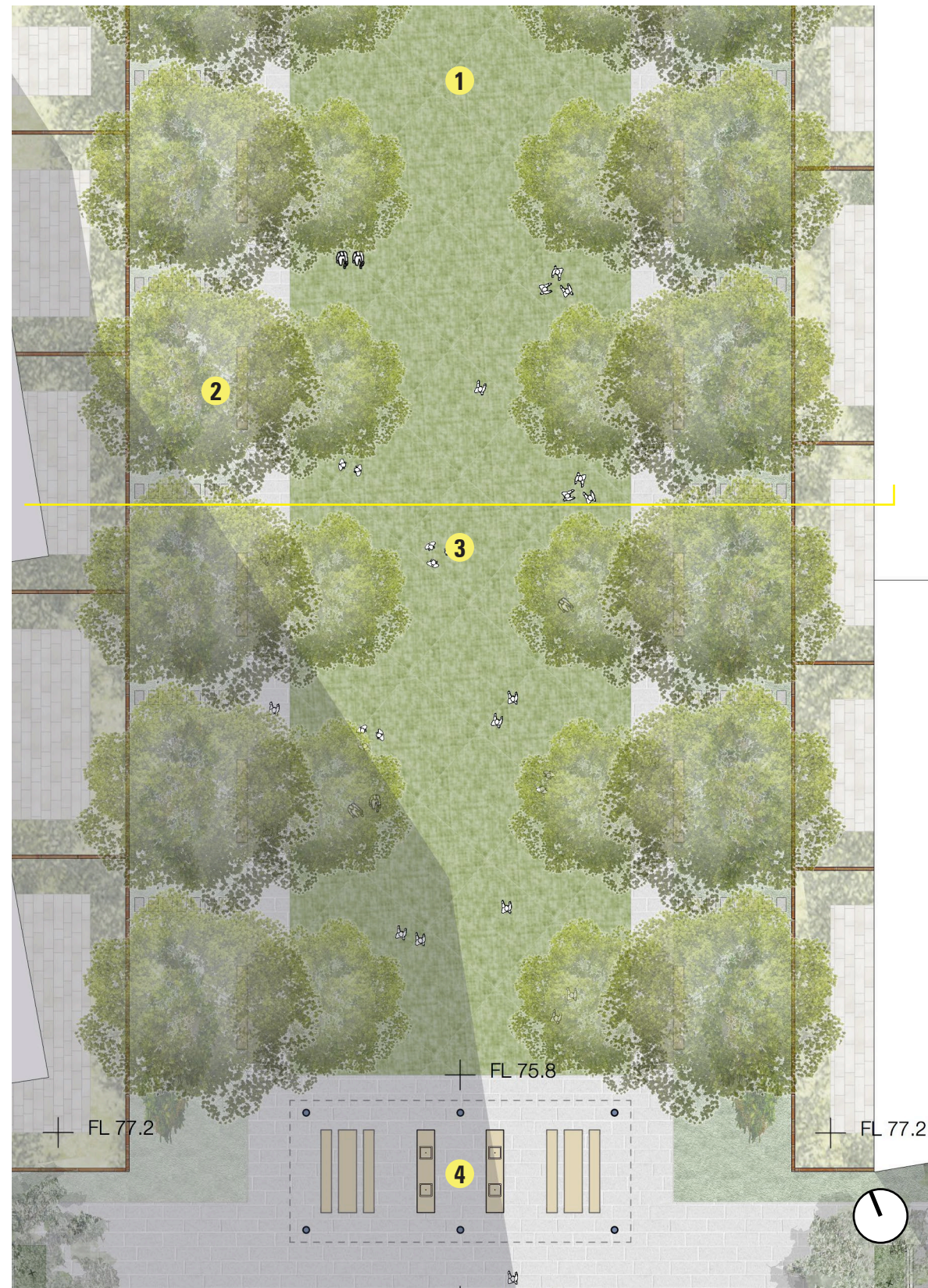


4.4 THE VILLAGE GREEN



- 1 The Village Green
- 2 Passive recreation
- 3 Active recreation
- 4 Outdoor amenities

Groomed green grass is framed by rows of mature trees and low shrubs. This provides a space for family activities and shaded seating for relaxation. A small pavilion provides amenity for communal get togethers and assists in activating the park. The pavilion is also a warm invitation to the public to wander through the public domain and utilise the facilities. Also, there is the potential for community gardens to be located adjacent to this area.

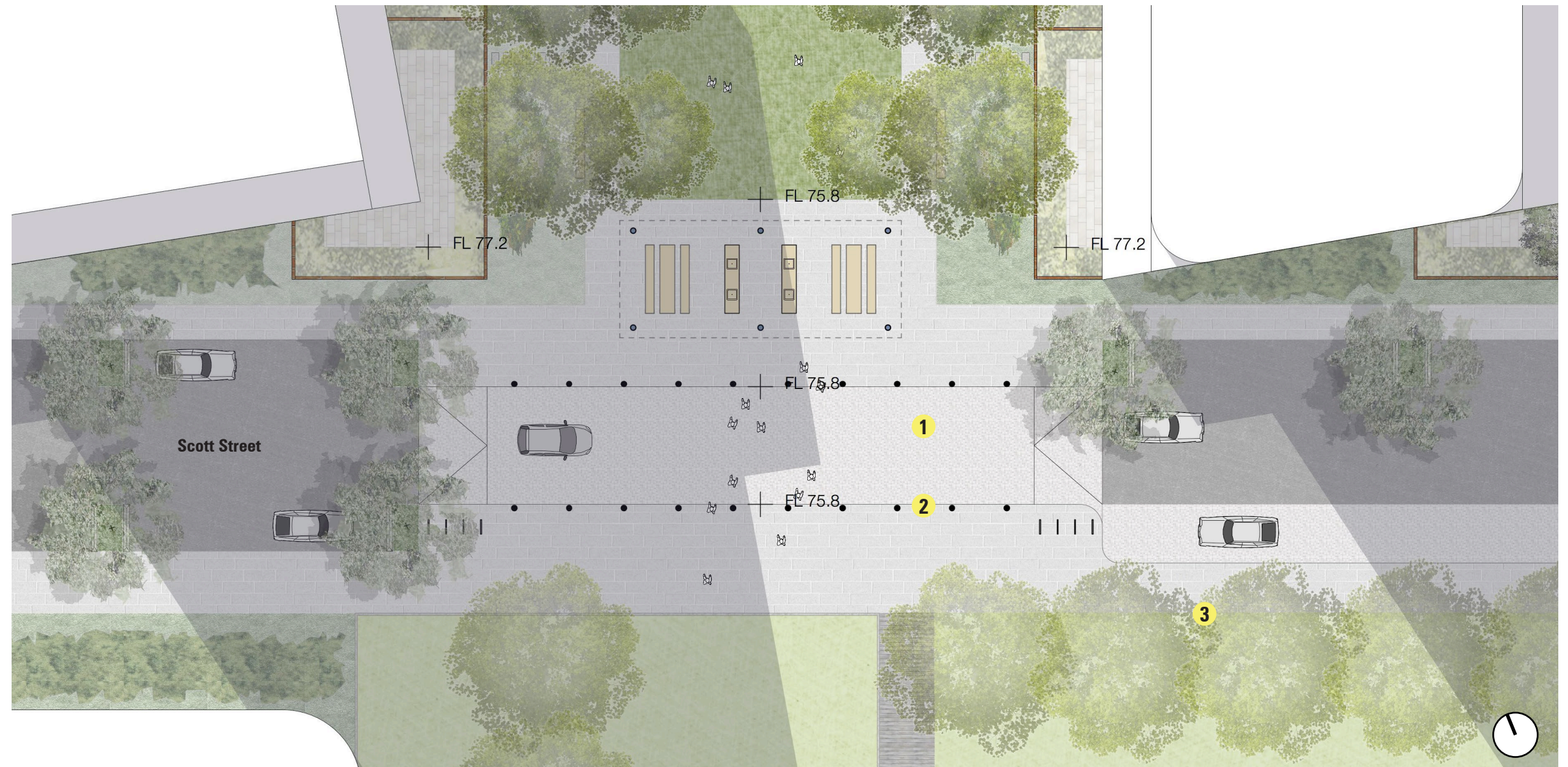


4.5 THE SHAREWAY



- 1 Shareway crossing
- 2 Vehicular barrier
- 3 Tree lined avenue

Scott street intersects with the green axis of the site. This is an opportunity for the street to rise and share a zone that has equality of priority for pedestrians, cyclists and vehicles. Adequate use of separation devices prevent cars from traveling into the adjacent pedestrian only areas.

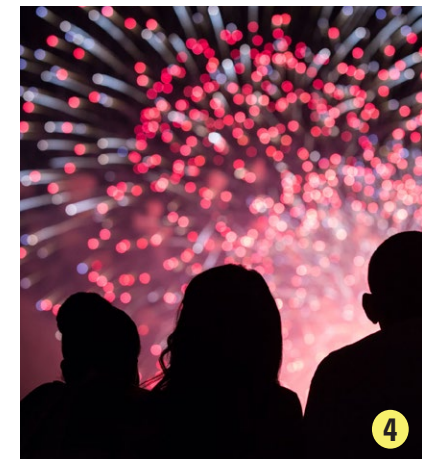
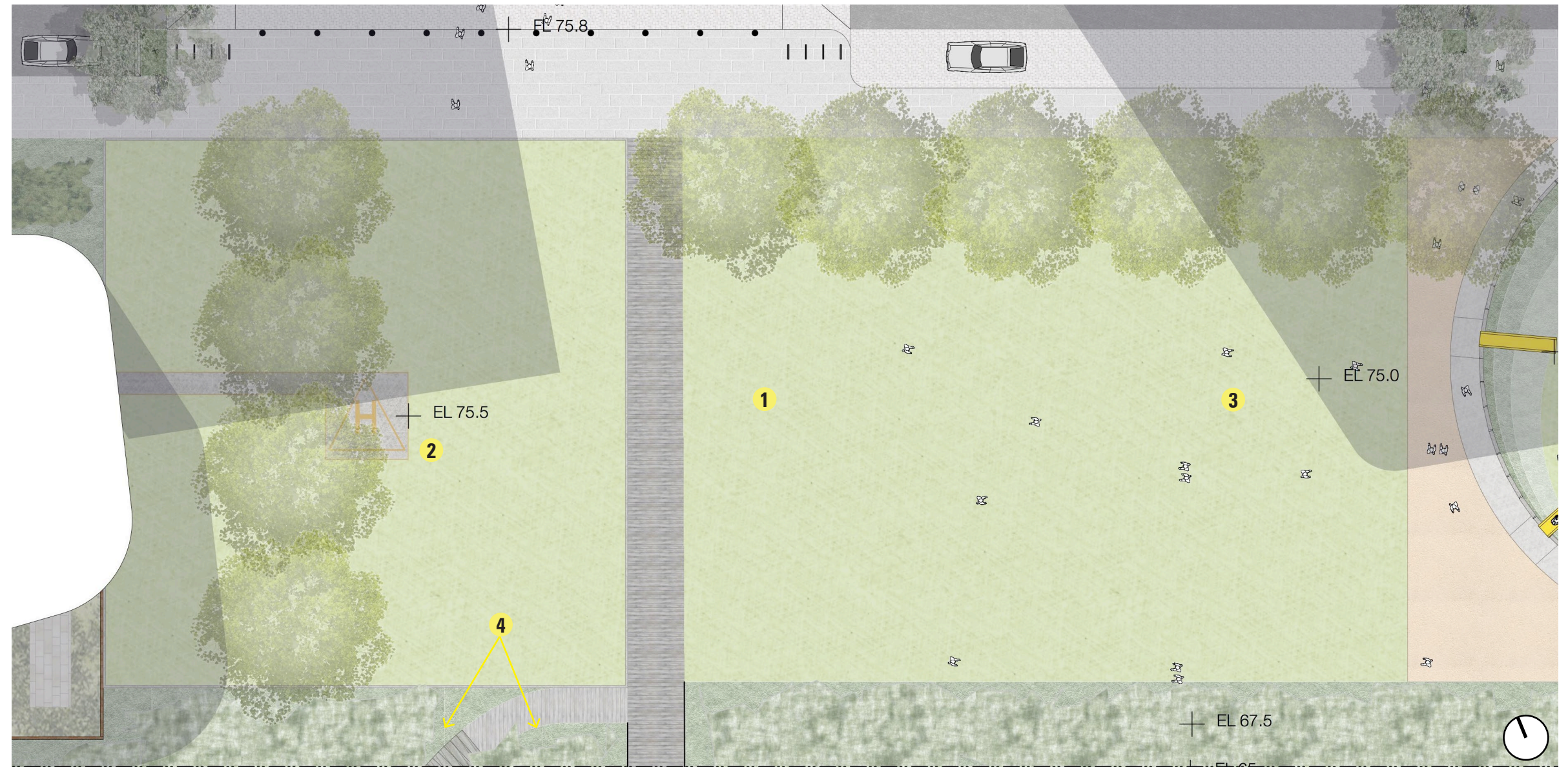


4.6 THE VILLAGE LAWNS



- 1 Outdoor community activity space
- 2 Preserved helipad artifacts
- 3 The Village Lawns
- 4 Event viewing area

The village lawns feature the existing helipad as a character element. This element and the adjacent lawn provide areas for independent and group recreational activities. Due to the excellent views from the village lawns, they provide a spectacular vantage point for annual festivals such as NYE fireworks.



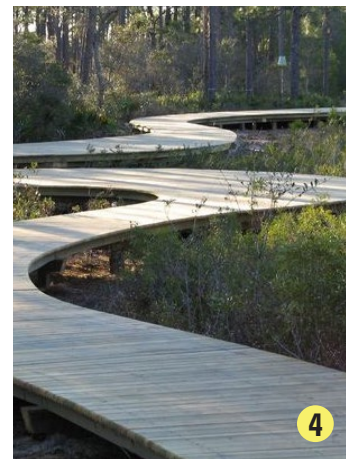
4.7 THE LOOKOUT & SANCTUARY



- 1 Existing views
- 2 Lookout platform
- 3 Environmental sanctuary
- 4 Bushtrack through council reserve (indicative only)

An extended viewing platform looks through the green canopy of the sanctuary. The platform is linked to a bushtrack that meanders through the bush reserve below. This end of the site has a vital role as the interface between the bush and the manicured lawns.

Any lookout platform or bush track over or within Walter St Reserve would need full consent and approval from Willoughby City Council as the owners of this land. The exact pathway route and levels would be subject to further detailed design, community and council collaboration.



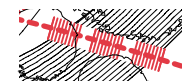
4.8 TOPOGRAPHICAL STUDY OF THE PROPOSED LINKS THROUGH WALTER ST RESERVE

A key feature of the proposed masterplan is both visual and physical access to the neglected Walter St Reserve. This land, owned by Willoughby Council, is currently an under utilised and isolated large parcel of public land. The proposed scheme includes a VPA offer from the developer of \$1M to provide bush regeneration to this land. It would also allow for funding of a walking path through the reserve to link the regional cycle path, Walter St, Richmond Ave and the new village green of the proposed scheme. The steep topography will require detailed analysis however preliminary studies offer a number of options for the location of the pathway. The pathway that is proposed here keeps away from the Walter St properties whilst still offering a walking loop for people to link to a Richmond Ave and Walter Ave through the reserve.

Any proposal for this site would be subject to detailed design, community consultation and final approval and delivery with Willoughby Council.

KEY

RLs



Indicative length of stair required for the topographical drop (to scale). Actual position/layout to be determined.



Possible connection route



Possible alternative connection

