



3 APPENDIX VIEW ANALYSIS

MASTERPLAN REPORT - S75W SUBMISSION

On Behalf of LEPC 9 Pty Ltd

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1.1 VIEW ANALYSIS - SUMMARY

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, approved scheme and 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.

In many cases the site massing in either the approved or proposed form will not be visible due to built form, landscape or topography.

However in many immediate streets and some longer distant views where the ridgeline and context are visible, considerable attention has been paid to improving the built form appearance.

A key concept of the proposed massing was a low scale built form on Artarmon Road and Richmond Avenue which aims to reflect the 1-2 storey low scale residential houses in the immediate context. Street massing views demonstrate that the original low scale terraces on Richmond Avenue remain low, and are broken down into smaller apartment building forms. Setbacks from the street have been maintained from the approved massing.

From the distant southern view, the proposed massing has been designed to crest with the topography of the headland, stepping down in height to the eastern and western boundary. The approved massing has been massaged into more slender forms in a more orderly arrangement which allow for moments of sky and greenery between buildings. These changes help to reduce the overall sense of bulk and scale of the proposed massing.

The realignment of the park on axis with Edward Street has resulted in significant reduction of bulk when viewed down Edwards Street. Views of the distant St Leonards station become visible to the public with the proposed scheme.



Map of view analysis locations

1.2

COMPARATIVE
ENVELOPE ANALYSIS

EXISTING



VIEW 01 - VIEW OVER GORE HILL FREEWAY FROM NAREMBURN

APPROVED



PROPOSED



VIEW 02 - RICHMOND AVENUE LOOKING NORTH



1.3 COMPARATIVE
ENVELOPE ANALYSIS

EXISTING



VIEW 3 - ARTARMON ROAD LOOKING EAST

APPROVED



PROPOSED



VIEW 04 - EDWARD STREET LOOKING SOUTH



1.4 COMPARATIVE
ENVELOPE ANALYSIS

EXISTING



VIEW 05 - CORNER OF ARTARMON ROAD AND EXISTING SCOTT STREET

APPROVED



PROPOSED



VIEW 06 - WALTER STREET LOOKING WEST



1.5

COMPARATIVE
ENVELOPE ANALYSIS

EXISTING



VIEW 07 - CORNER OF SMALL STREET AND WILLOUGHBY ROAD

APPROVED



PROPOSED



VIEW 08 - VIEW FROM WILLOUGHBY INCINERATOR



1.6

COMPARATIVE
ENVELOPE ANALYSIS

EXISTING



VIEW 09 - ARTARMON RESERVE (CONSERVATION AREA)

APPROVED



PROPOSED



VIEW 10 - VIEW BETWEEN 16 & 18 SALSBUARY ROAD

