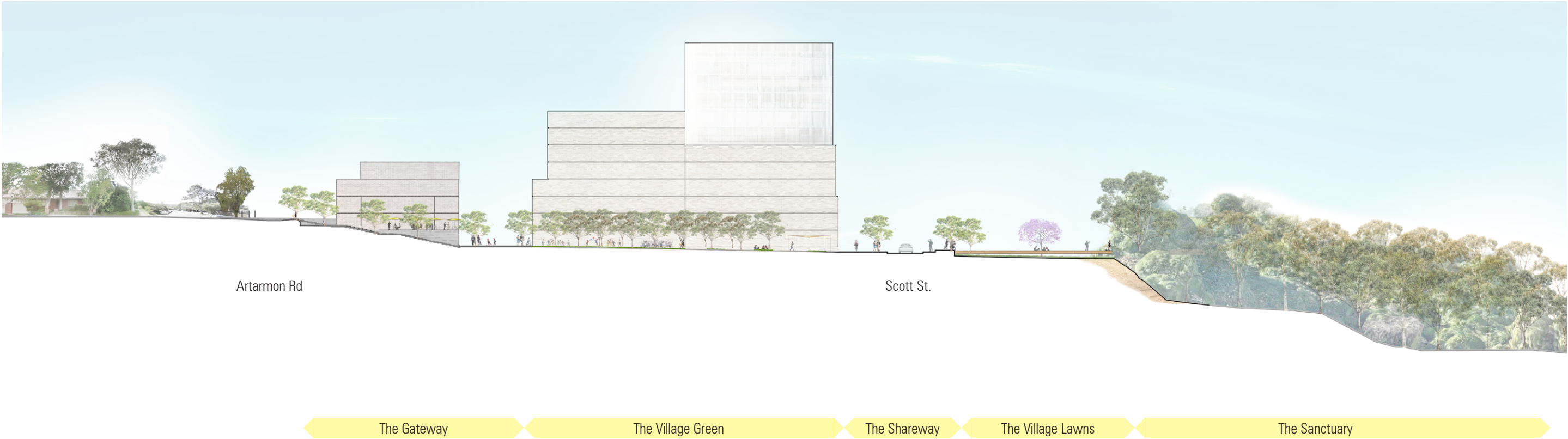


4.2 LANDSCAPE CONCEPT
SECTION



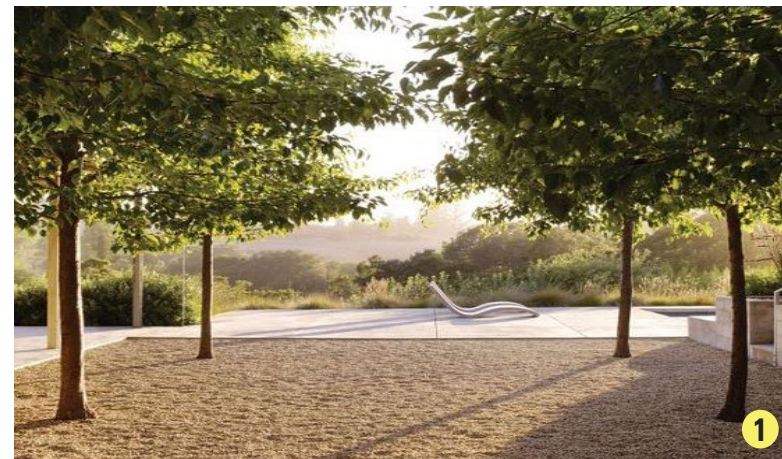
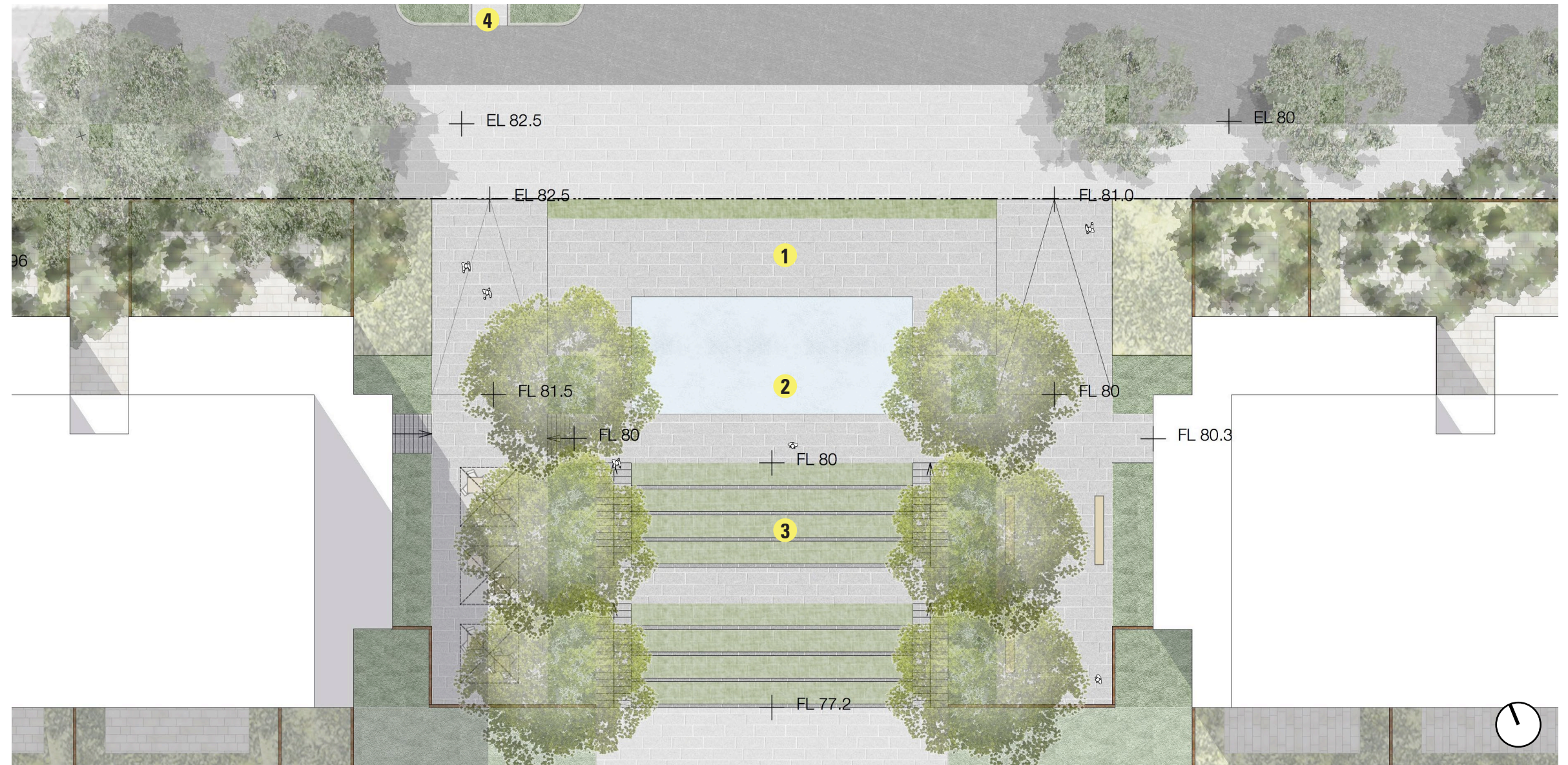
4.3 THE GATEWAY



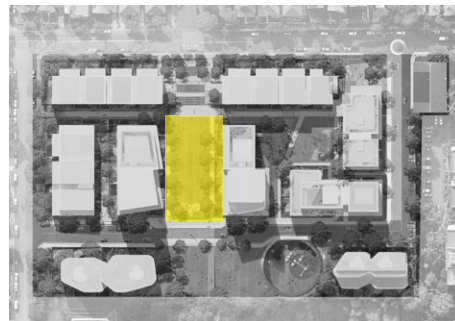
- 1 Entry bridge and trees
- 2 Water feature
- 3 Terraced steps
- 4 Pedestrian crossing

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.

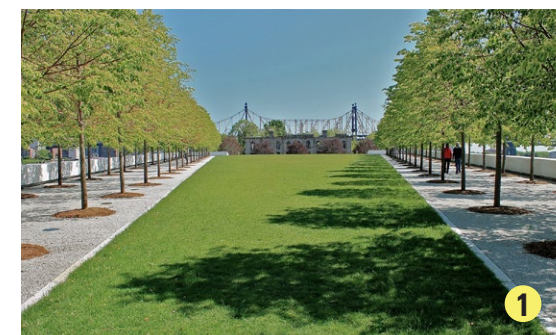
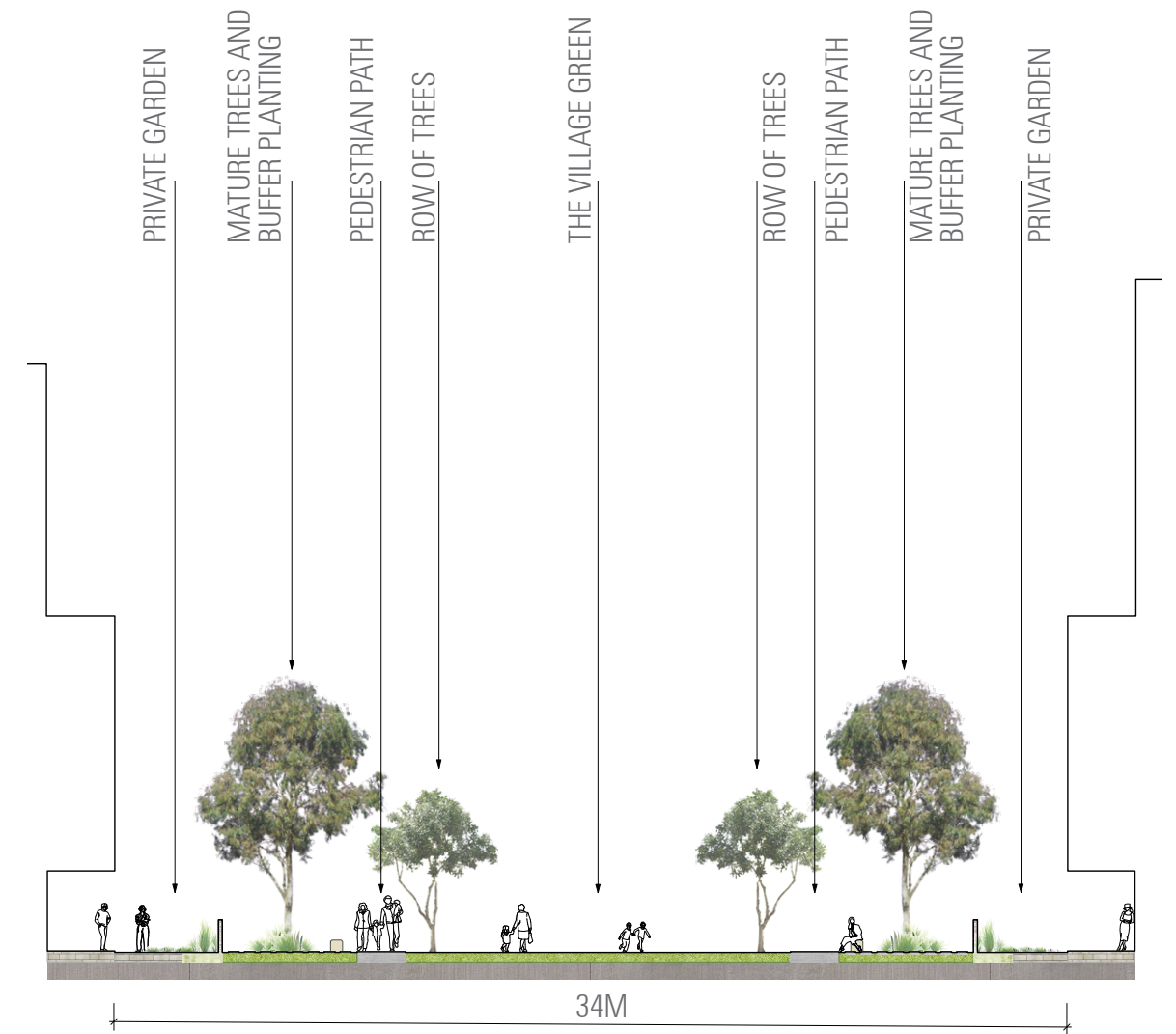
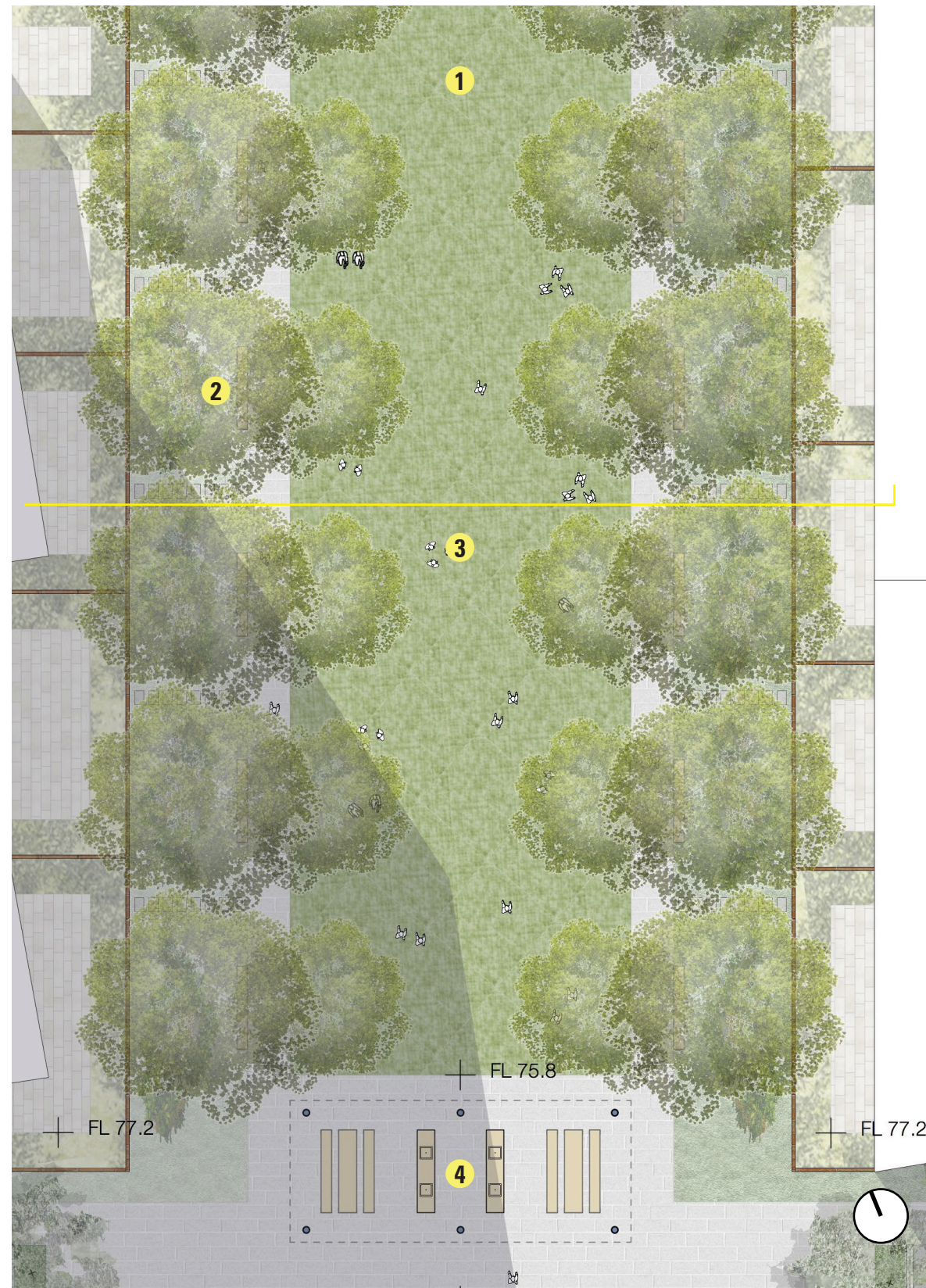


4.4 THE VILLAGE GREEN



- 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.

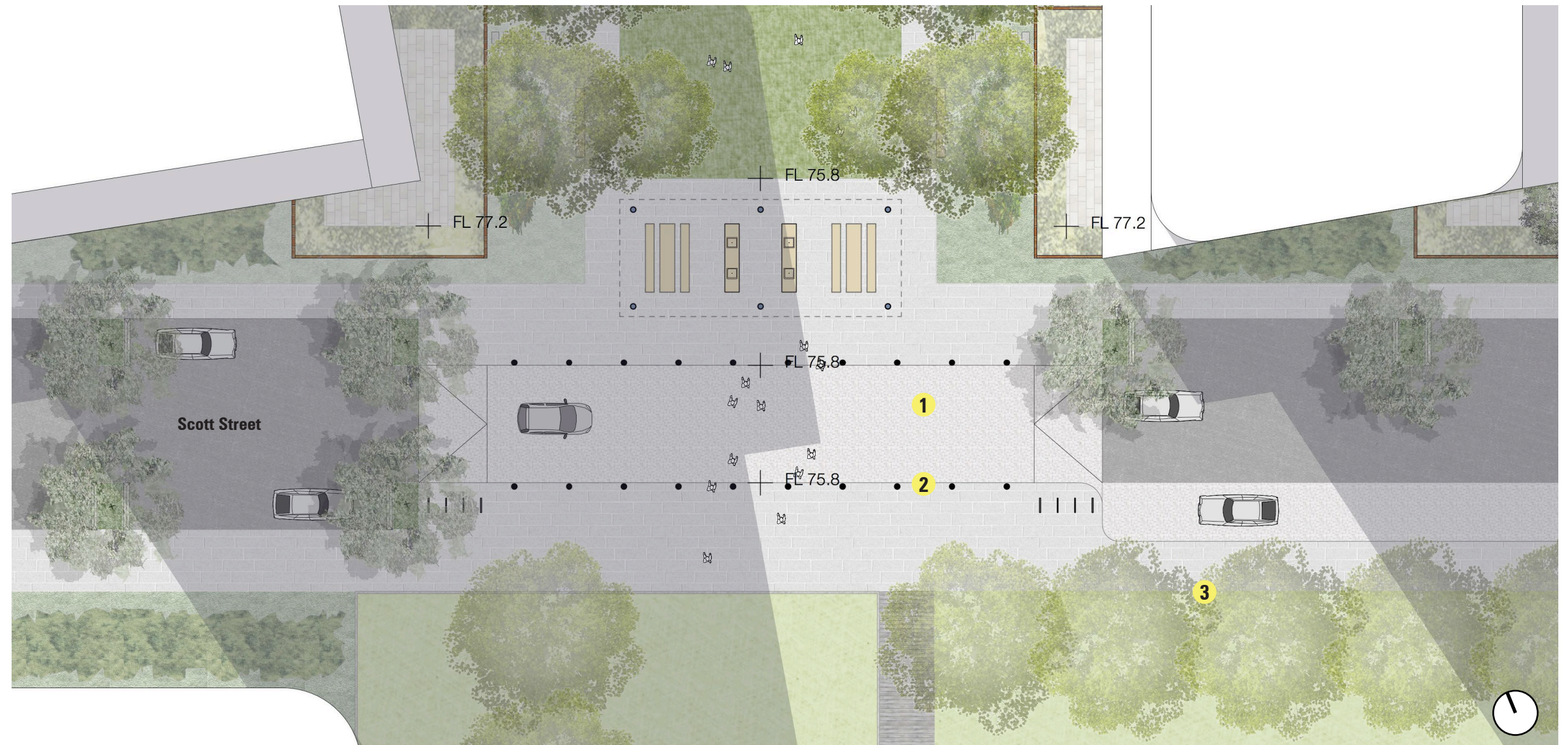


4.5 THE SHAREWAY



- 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.

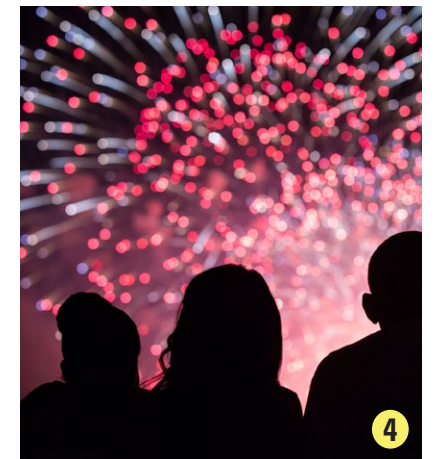
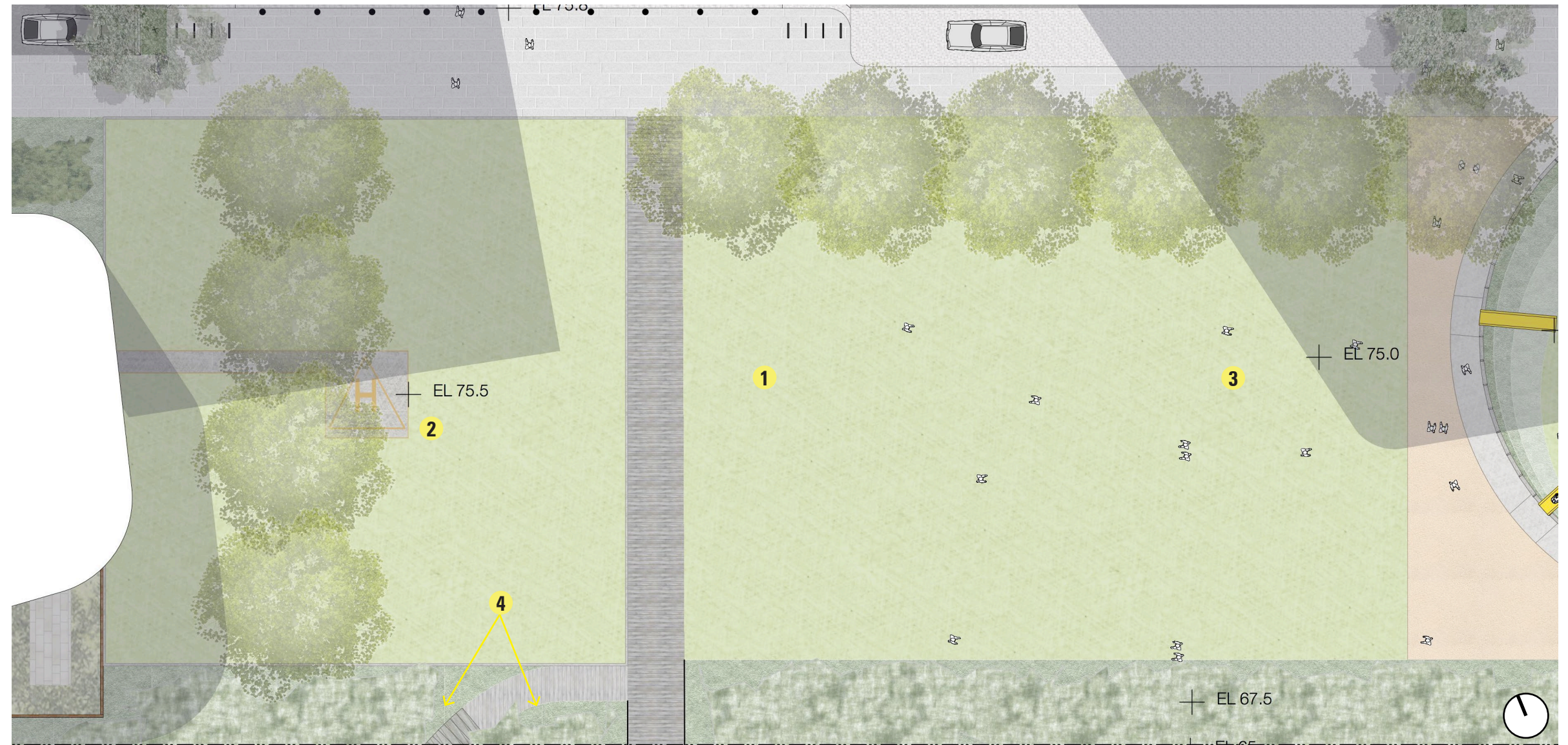


4.6 THE VILLAGE LAWNS



- 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.



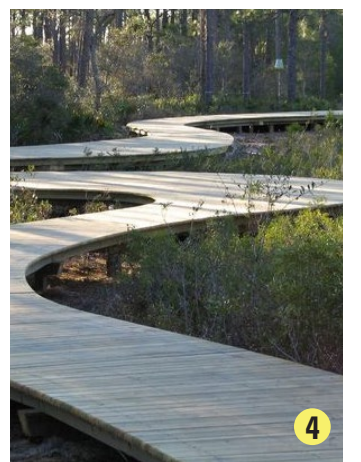
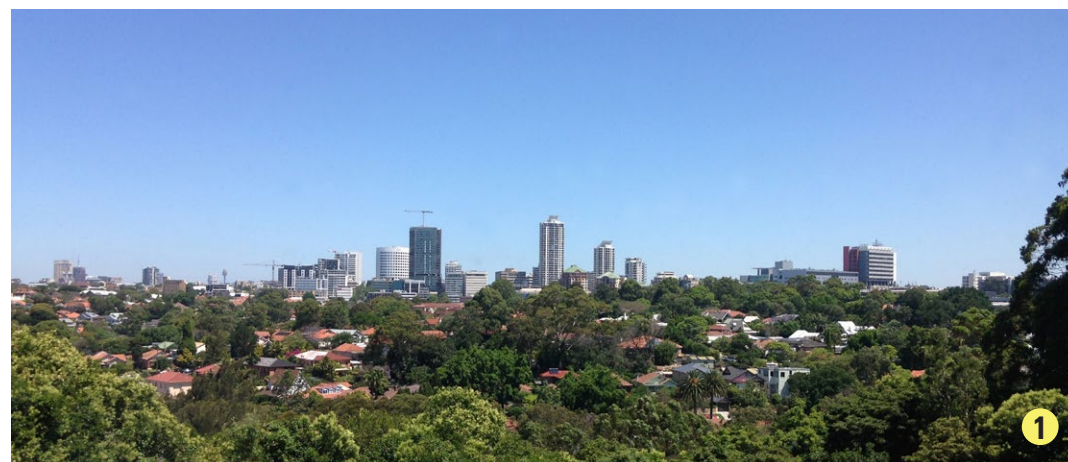
4.7 THE LOOKOUT & SANCTUARY



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

A boardwalk 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 boardwalk 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. Initial feedback from Willoughby council has raised concerns with the look out "regarding liability and maintenance issues". These concerns and future design of Walter St Reserve could be addressed through detail design in collaboration with the community and local council as owners of the land.



4.8 WALTER ST RESERVE

A key aspect of the public domain strategy, is providing an open space with public connection to the Walter Street Reserve to the south of the site. The reserve includes steep topography along the escarpment, and bush that requires remediation.

As a reserve, the site is currently only accessible from Richmond Rd and Walter street with no through connections, making it isolated and under utilised.

With connection to the proposed site, the land could be remediated, and used as a nature reserve for flora and fauna. It is another type of public space for the community, which could be access by the proposed bush walking tracks. This is consistent with Willoughby City Council's adopted plan of management for this reserve.

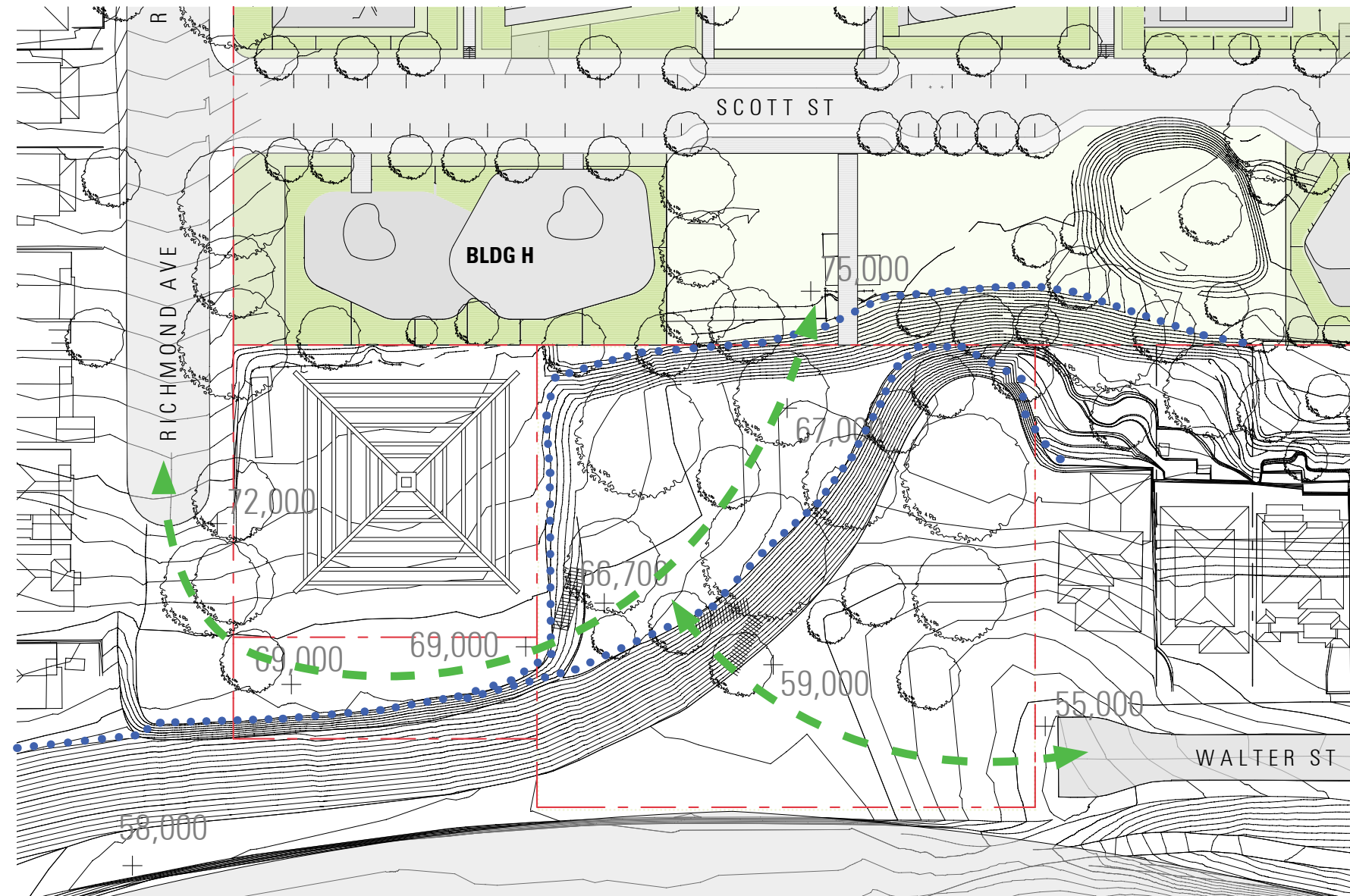
The following diagram outlines the proposed through site linkages in the reserve. In particular the reserve could be utilised as a connection route for Walter St to the main site and Richmond Rd. Walter Street is currently an isolated street that requires walking along the busy Willoughby Road. This proposed route could allow the future multi residential residents of Walter St to connect up the new public parks and playground proposed on the site, or to connect to Richmond Rd and the station or suburb beyond. This connection could also be expanded to link up with the cycleway to the east.

Due to the steep level changes of the escarpment, it is unlikely the site will be a suitable cycle connection.

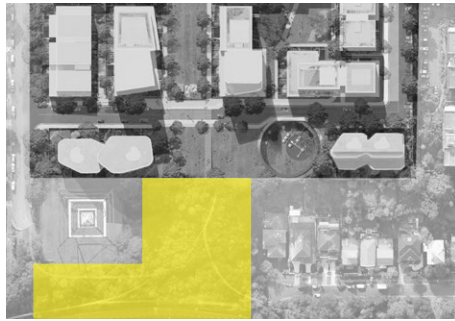
Proposed walking routes have been kept away from Walter St residents to protect their privacy (as requested in community feedback). The site to the south of to the tower (Lot 12 DP 1162507) offers the most level connection between the site and the bottom of Richmond Rd.

On the following page McGregor Coxall have prepared an indicative landscape master plan for the reserve to illustrate its potential public benefits. A detailed master plan could be prepared by Council with assistance from the project team and with input from community stakeholders.

The proposed scheme includes a VPA offer from the developer of \$1M to provide bush regeneration of this land. It would also allow for funding of a walking path through the reserve.



4.9 WALTER ST RESERVE



Walter Street Reserve would provide connectivity between the Edward Street axis, Walter Street and Richmond Avenue.

The Reserve would be accessed via stairs from the Edward Street axis and pathways from Richmond Avenue and Walter Street. The pathway from Richmond Avenue utilises Lot 12 and rolls along the edge of the escarpment to the Reserve. Access from Walter Street would be gained via a pathway and connected over the escarpment with a set of stairs. The connection to the Edward Street axis would be via a pathway through the centre of the Reserve. It is positioned along the edge of the escarpment away from Walter Street residents. At the edge there is the opportunity for a natural seating feature to pause and enjoy the bush setting.

Walter Street Reserve would provide a connection for the local community through a tranquil walking loop with escarpment views. It would also grant access to a green space that complements and contrasts the proposed site offering.

- 1 Escarpment Access
- 2 Natural Seating Features
- 3 Environment Sanctuary
- 4 Walking loop through reserve

