

Appendix C – Summary of Design Competition Schemes

Cox Richardson



Numerals indicate height in storeys

Key Features of Proposed Master Plan

- Perimeter buildings of 4 to 6 storeys in height.
- Three taller buildings of 9, 10 and 10 storeys located within the centre of the site.
- Shared vehicular and pedestrian avenue along alignment of Edward Street, with additional driveways to Richmond Avenue and retention of Scott Street.
- Primary open space area within the south-eastern corner, picking up on the topography of the satellite dish 'bowl' in the landform and bringing 'stepping gardens' with lush native landscaping up into the centre of the site, with a perimeter of buildings defining and overlooking the space.
- Retention of the helipad at the southern edge of the site as a secondary public open space.

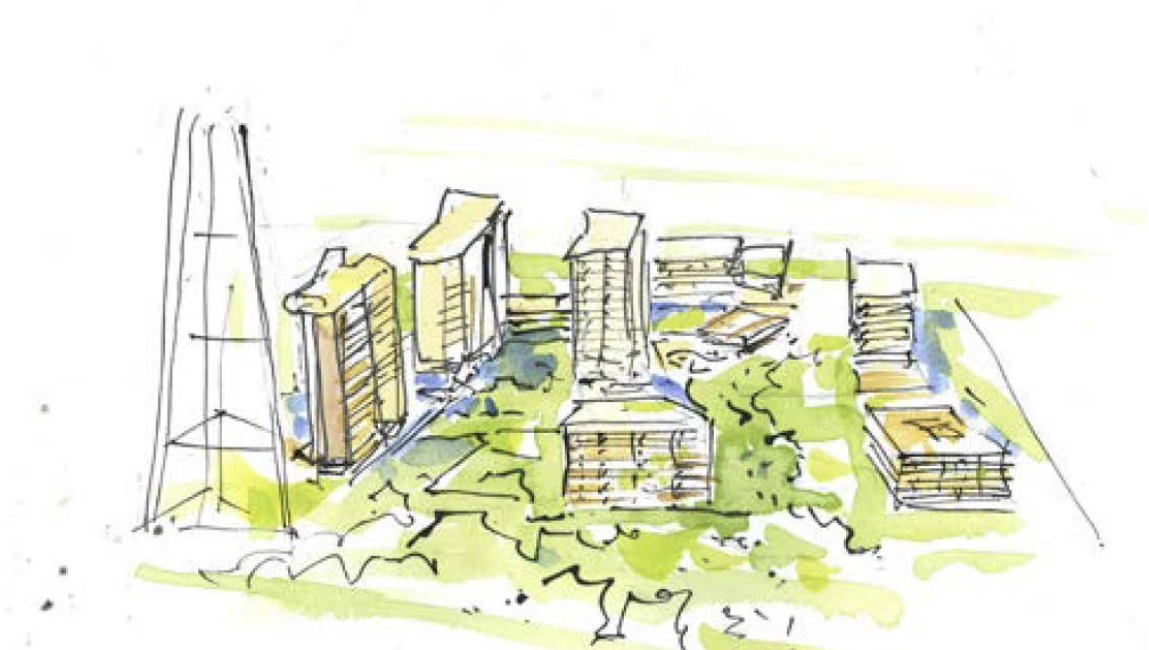
Summary of Jury Comments

- The indicative architecture of individual buildings within the proposed master plan was highly refined and indicated an interesting and high quality aesthetic which could be achieved under the proposed master plan.
- The Jury raised concern that the primary area of green open space within the south-eastern corner of the Site would not be easily perceived as public open space and would therefore be of less utility to the broader existing community.
- The shared zone was viewed as a good vehicle circulation solution, but risked creating a public entrance to the site that is too urban and car-oriented.
- There was a concern that the positioning of a 12 storey building directly on the southern edge of the site would result in increased visual impacts.

Cox Richardson



Indicative photomontage looking south from the shared zone toward Helipad Park



Sketched axonometric of proposed master plan viewed from the south

Francis-Jones Morehen Thorp (FJMT)



Numerals indicate height in storeys

Key Features of Proposed Master Plan

- Perimeter of 2 storey semi-detached houses to Richmond Ave and 4-7 storey apartments to Artarmon Rd.
- Seven taller buildings within the centre and southern edge of the site, with 2x7 storey buildings, 2x9 storey buildings, 2x10 storey buildings and a 12 storey building. Four of these buildings, along the southern edge, would be located close to the southern boundaries with communal open space terraces projecting above the natural ground level serving as podiums for the taller buildings.
- Shared vehicular and pedestrian avenue along alignment of Edward Street forming a north-south public plaza with retail tenancies adjacent to the roadway, leading into a landscaped public open space at the southern edge of the site.
- Internal loop road with access points at Scott Street (existing) and Edward Street, with additional driveways for each semi-detached dwelling on Richmond Avenue and Artarmon Road.

Summary of Jury Comments

- FJMT's architectural response to the site was considered to be of a high calibre, with the 'boulder' apartment building forms considered to be an interesting and responsive approach to the site. Low-scale edge to Richmond Avenue with detached dwellings provides a potential improvement to the contiguous street edge of terraces in the approved Concept Plan.
- The high number of buildings within the scheme (21), particularly around the edges, resulted in a higher building footprint and less space returned to the broader community. In particular, the plaza space adjoining the roadway and some of the narrower spaces between buildings were quite urban and did not provide enough flexibility for future use by the wider community in their future use.
- The four taller buildings located immediately along the southern boundary of the Site with maximum heights of 7 and 10 storeys were considered to position too much building mass too close to the southern Site edge, result in greater visual impacts, additional overshadowing and transitional scale issues than the winning scheme.

Francis-Jones Morehen Thorp (FJMT)

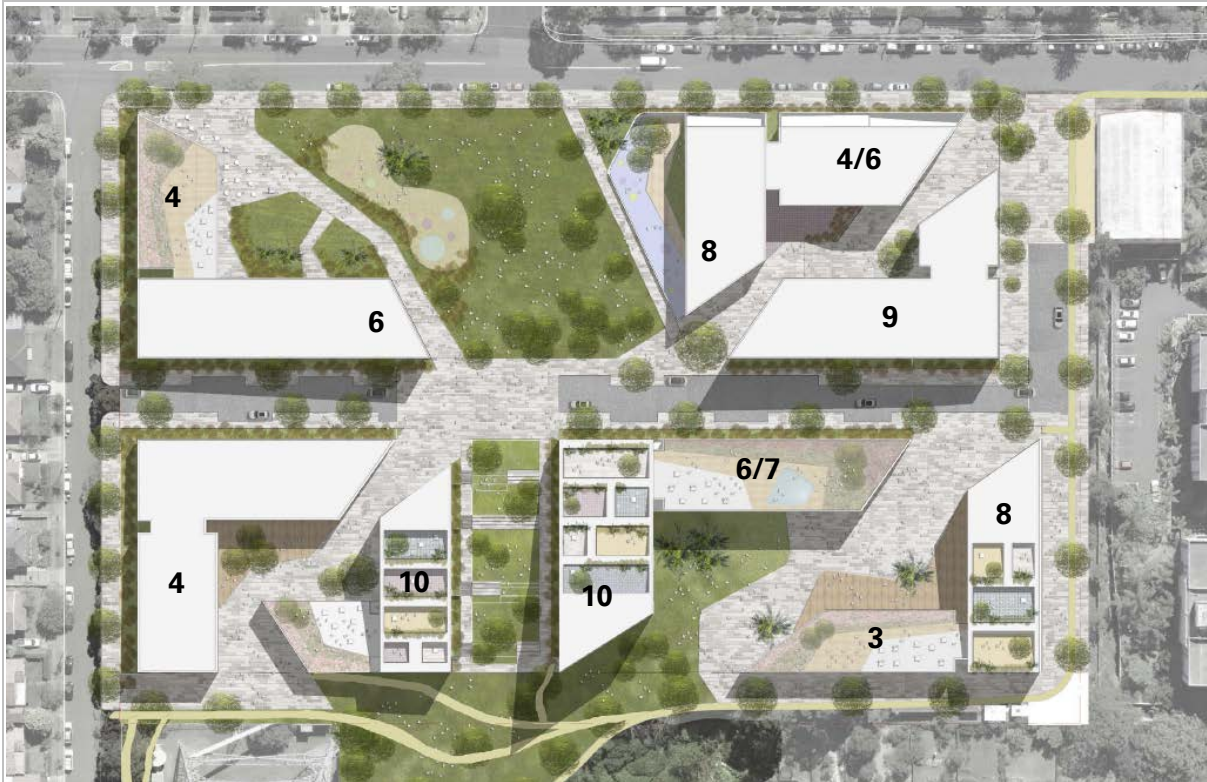


Numerals indicate height in storeys



Numerals indicate height in storeys

BVN



Numerals indicate height in storeys

Key Features of Proposed Master Plan

- A series of sloping, angular building forms with internal 'courtyards' set within a rectangular grid and defined by a series of landscaped roofs and terraces.
- Seven buildings, with a 6 storey building, 2x8 storey buildings, a 9 storey building and 2x10 storey buildings, plus additional height to each of the proposed buildings associated with the angular architectural roof features and roof terraces.
- Central publicly accessible park at the terminus of Edward Street leading down to a series of landscaped terraces at the southern edge of the Site, with publicly trafficable courtyards between the angled buildings.
- Loop road arrangement with access via the existing alignment of Scott Street and a single access point to Richmond Avenue.

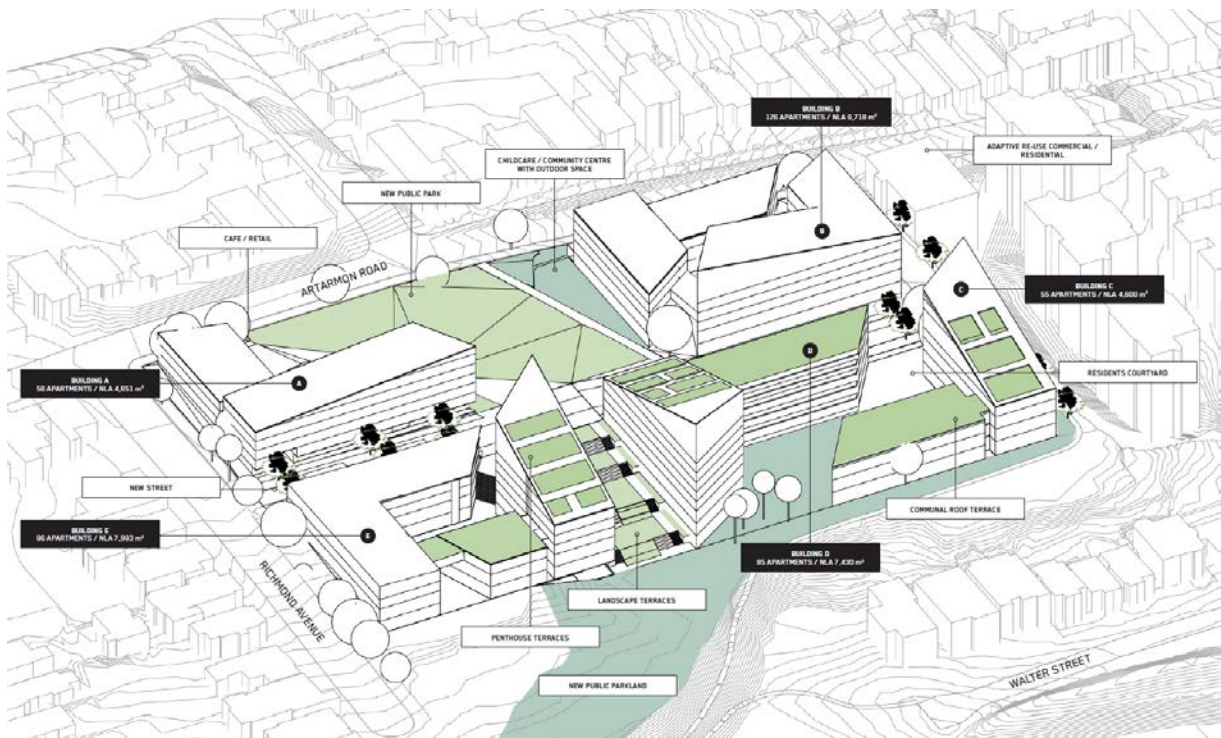
Summary of Jury Comments

- The angular concept of the scheme was considered to be an innovative approach to the Site, however, there were concerns that the overarching concept did not respond sufficiently to the established character of the Site and locality, or to market expectations for a new residential community within the locality.
- Concerns were raised regarding the future amenity of internal courtyard-facing apartments in terms of solar access, visual privacy, acoustic privacy and outlook.
- The positioning of larger building elements close to the southern boundary of the Site, with buildings up to 10 storeys + roof feature, was considered to have greater visual impact, overshadowing and transitional impacts than the winning scheme.
- Whilst the public open space at the Edward Street terminus was considered to offer a positive community outcome, the nature and public accessibility to other open space areas within the Site was considered to be less resolved and feel more like communal open space due to the high level of building enclosure.

BVN

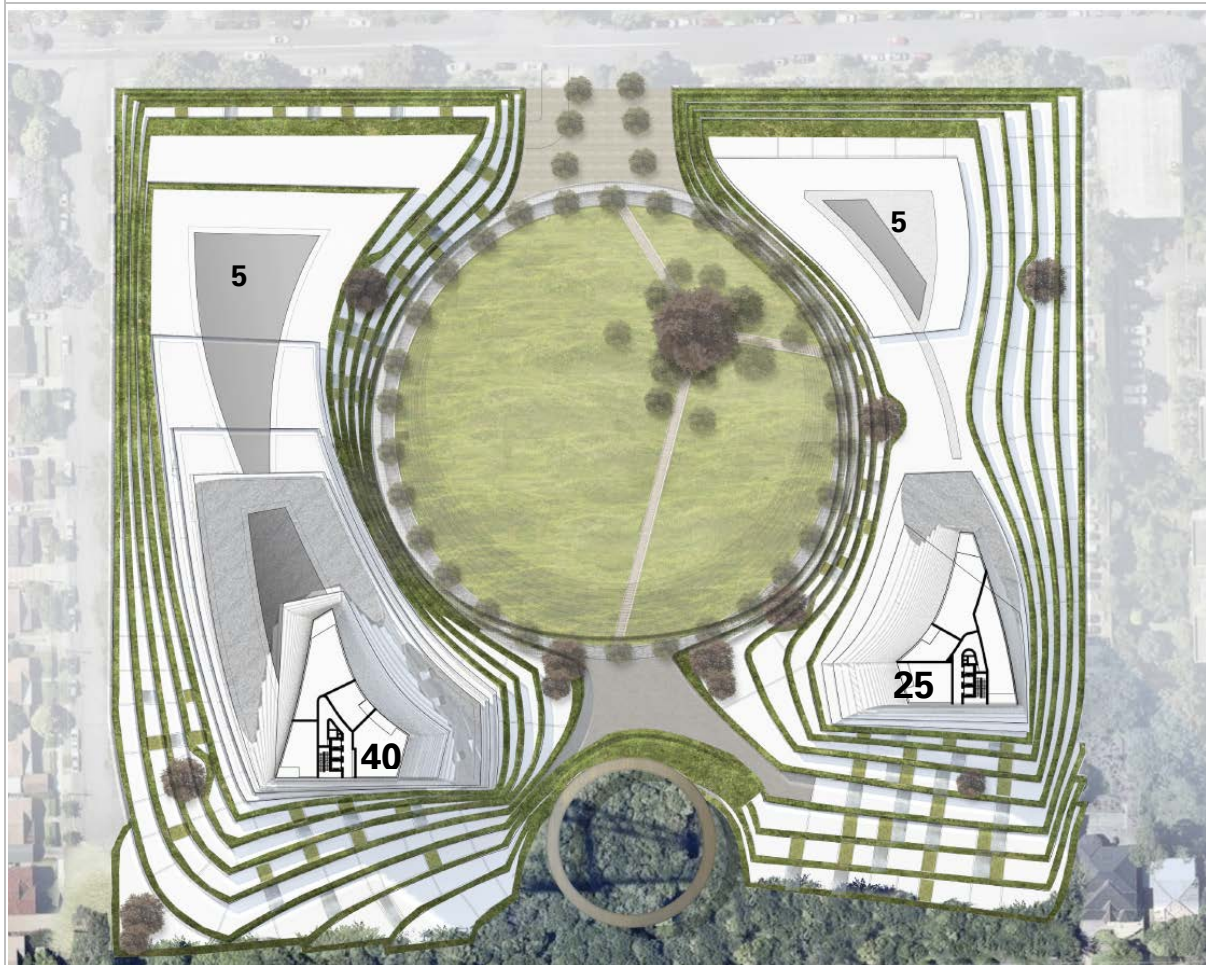


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Numerals indicate height in storeys

SJB Architecture



Numerals indicate height in storeys

Key Features of Proposed Master Plan

- Two large sculpted buildings centred around a central public parkland.
- Podium of 5 storeys, terracing up to maximum building heights of 25 and 40 storeys.
- Major circular open space are located within the centre of the site aligned to the axis of Edward Street and providing a clear view corridor through to St Leonards. Elevated public walkway above the Walter Street at the southern edge of the Site.

Summary of Jury Comments

- The SJB made a positive contribution to the competitive process by providing an interesting conceptual approach to the constraints and opportunities of the Site
- The height and density of development proposed, including a 25 and 40 storey building, was not considered to be appropriate for the site given the extensive planning history. Similarly, the number of apartments proposed was well in excess of the current Concept Plan approval. For these reasons, it was considered that the scheme was not capable of obtaining a planning consent.
- The inclusion of the Walter Street Reserve within the development site area, whilst interesting, was not considered to be practical from a development perspective.

SJB Architecture



View to the south from Artarmon Road near Edward Street



View looking east from the Gore Hill Freeway

ANDREW ANDERSONS AO
A R C H I T E C T

QUALIFICATIONS

B. Arch, University of Sydney, University Medal 1963

M. Arch Yale University, 1966

PROFESSIONAL ASSOCIATIONS

FAIA

NSW Architects no.2822

PREVIOUS EMPLOYMENT

Government Architects office 1964 - 1988

Assistant Government Architect in 1980s

Principal Director PTW Architects 1989 - 2013

Architectural Consultant 2013 - Present

Co-located with LAVA - August 2015

AWARDS

Sulman Award for 1972 and 1988 - Additions to Art
Gallery of NSW

Numerous Institute of Architects Design Awards

SELECTED PROJECTS

1972 and 1988 additions to Art Gallery of NSW

Addition to NSW Parliament house

Addition to the State Library of NSW

Bicentennial improvement of Circular Quay

Angel Place project

Sydney Theatre (Now called Roslyn Packer Theatre)

New entrance and Indigenous art wing, National
Gallery of Australia

Additions to Art Gallery of South Australia

Lend Lease offices 30 Bond Street

City of Sydney Library, Customs House

Numerous apartment buildings including:

The Forum , Darling Island, East Circular Quay,

"North", "The Bondi", "Pacific Bondi Beach", "No1

Onslow" "Kingston Waterfront"