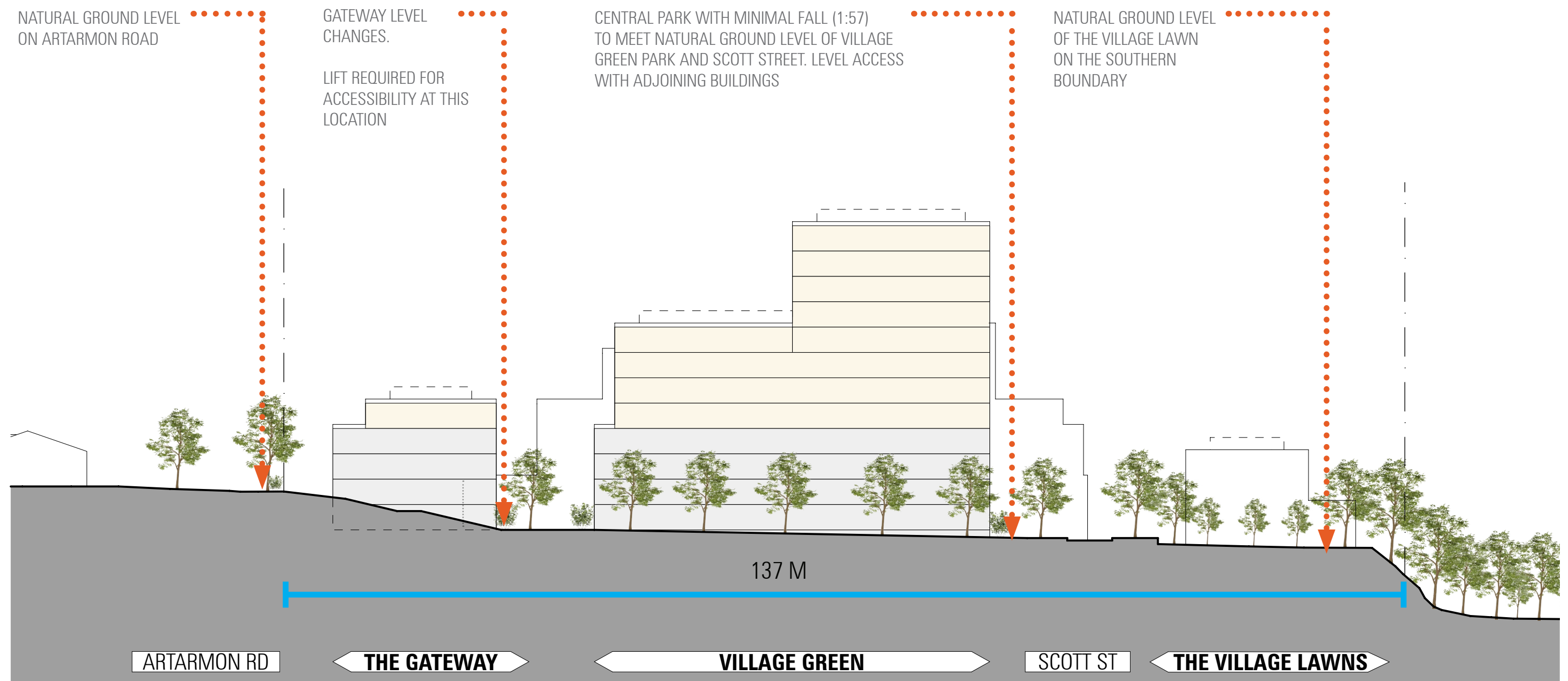


3.24 LEGIBILITY OF PUBLIC OPEN SPACE AND SITE LINKAGES

ACCESSIBILITY IN THE CENTRAL VILLAGE GREEN AND LAWNS

Resolution of the existing natural ground levels, to allow flush access from the buildings was the main priority for the central Village Green.

Natural ground levels of Artarmon Rd on the northern boundary and the Village Lawns on the southern boundary were the determining levels for the site.

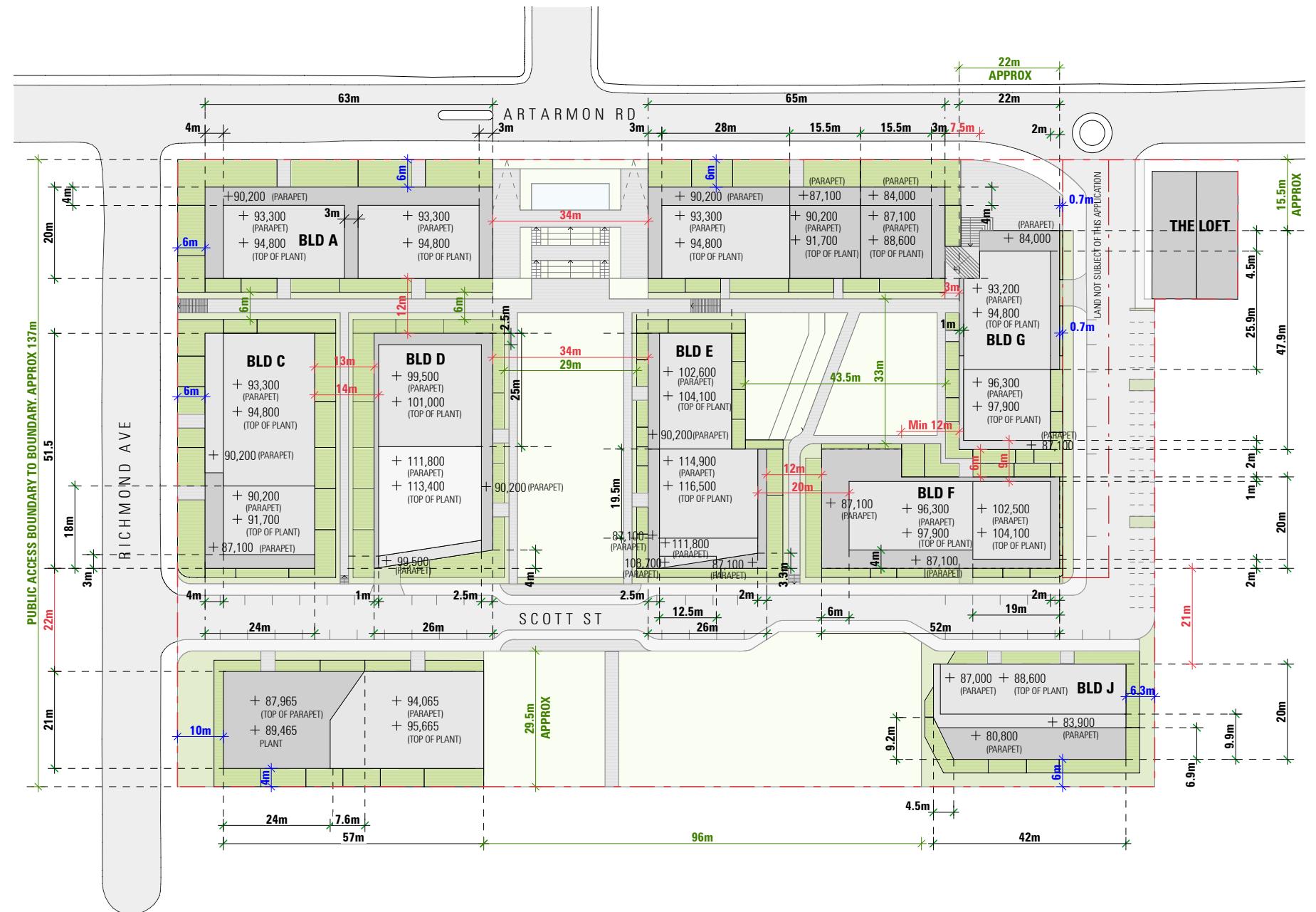


3.25 PUBLIC/PRIVATE SPACES MEASURED PLAN

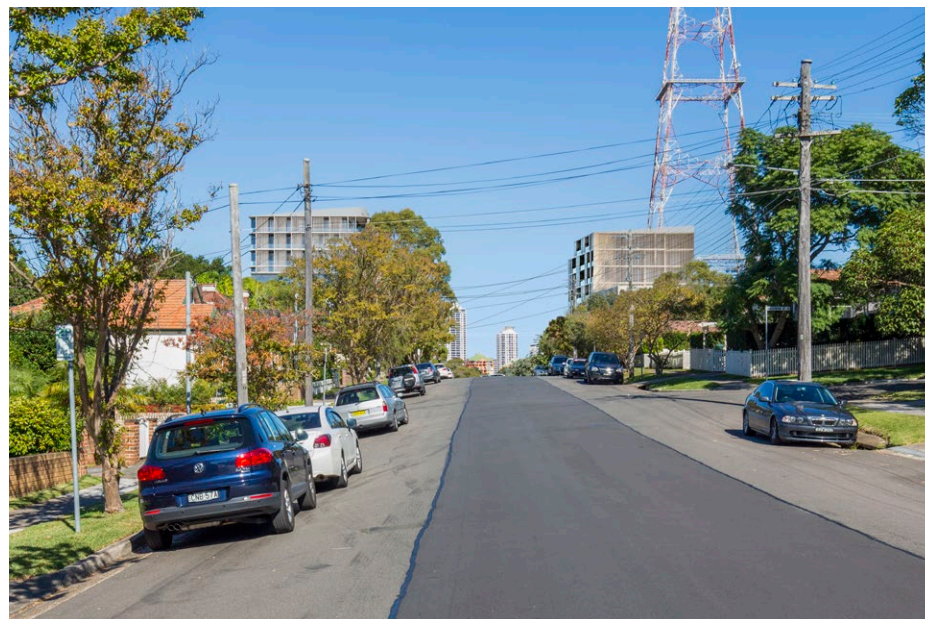
Measured plans with the public space dimensions have been provided in the updated Appendix1_Rev1 Architectural Drawings.

The AJ+C Concept plan review recommended a tightening of the Gateway by increasing building A and B. We have only tightened the gateway so that all buildings A/D and B/E align across the Village Green. The generous width of the Village Green and Gateway are considered vital to create an inviting public park, and as such have been largely maintained in this design.

The wide Gateway helps create a strong view connection between Edward Street and the southern views. It also ensures the park is visible and accessible for the wider community.



Edward St - Proposed View - updated



3.26 LEGIBILITY OF PUBLIC OPEN SPACE AND SITE LINKAGES

SCOTT STREET

Due to the Willoughby Council's decision to not provide land ownership consent for their portion of Scott St, the masterplan has been redesigned to retain the original position of Scott St. The following diagram indicates the 919.9m² portion of Scott St belonging to Willoughby Council which includes part of the road width, one curb and the road reserve.

The part of Scott St owned by Council is now excluded from the land to which the S75W modification 2 application applies, and Scott St is now proposed to be retained in its existing position as a road.

Like the original modification 1, this new design proposed for Scott St has been designed to create a suburban block in keeping with the size of the surrounding neighbourhood. The street, as in the rest of the community, is a clearly legible public space that cuts through the site.

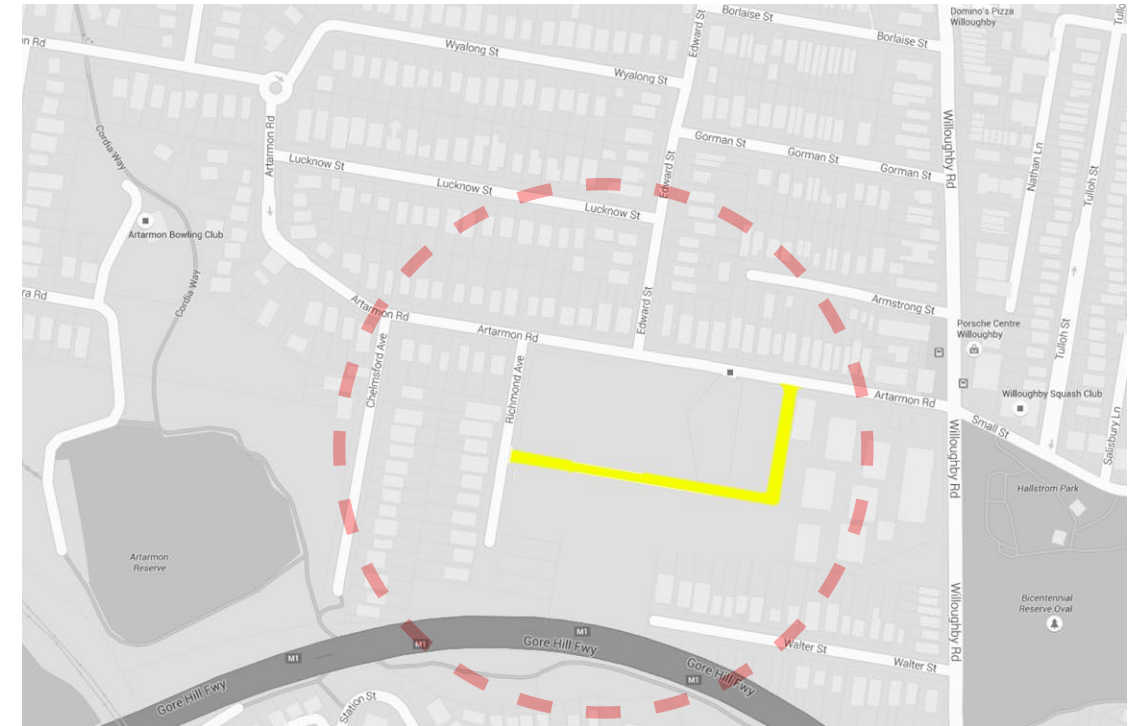
This masterplan has avoided dead ends or cul-de-sac which can be uninviting to the wider public. The proposed loop road creates clear sight lines across the site, (which align to desire lines) and create safe, legible connections.

The typology of a street is easily recognisable for the public. The language of footpath, road, trees and curb will be the focus of a strong public connection for pedestrians and cars through the site. Design consideration will be given to ensure the street is a similar character and materiality to the surrounding area.

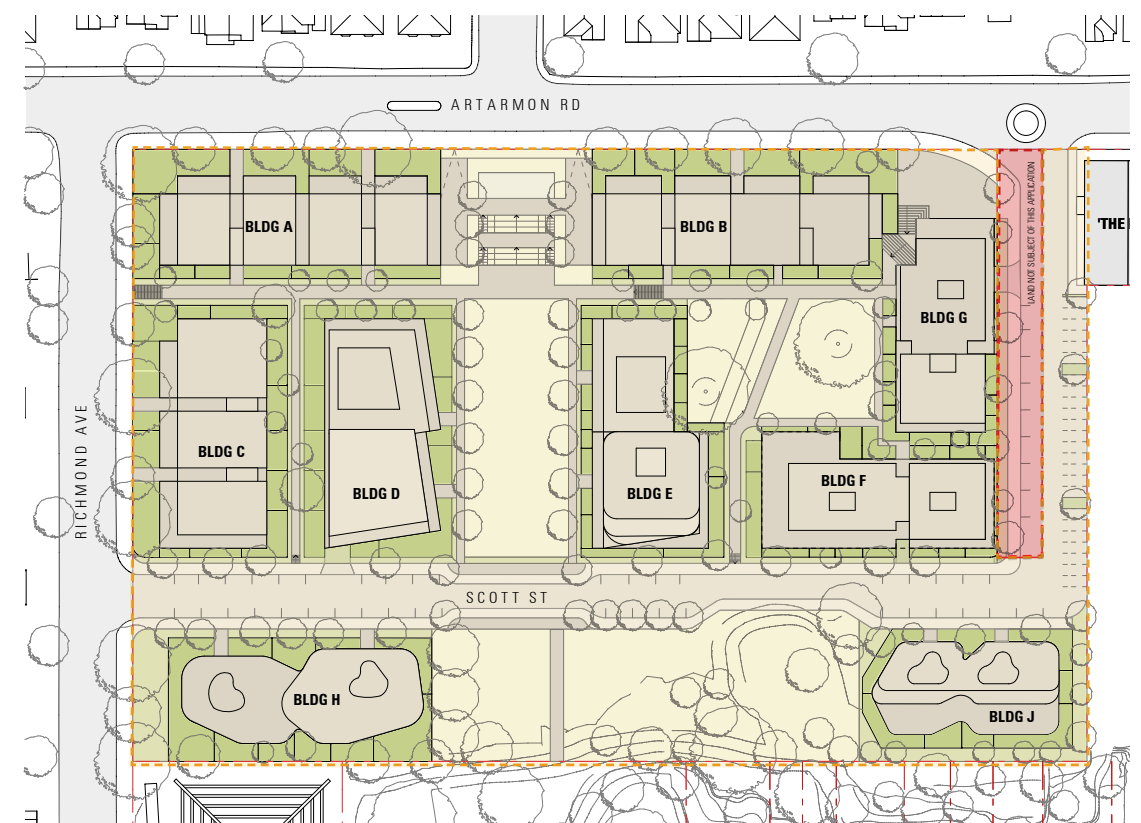
Scott Street, Artarmon Rd and Richmond Ave provide a public frontage to all buildings in the development, whilst additional through site links have also been considered for pedestrians. (See following page).

In the proposed scheme attention has been paid to creating visual links between public spaces and providing attractors such as the parks or playground to act as inviting incentives to enter the whole site.

The significant level changes across the site offer both opportunities for good views, yet also are a challenge for pedestrians crossing the site. These are further explored in the following cross sections and diagrams. Due to the existing natural ground level changes, it is anticipated that Scott Street and Artarmon Rd will be the main pedestrian routes as these roads slope with the land form. The proposed Scott St in particular is more level than Artarmon Rd or the new public through site link.



A consistent street grid for the area.



Red indicated the portion of Scott St owned by Willoughby Council - now excluded from the Concept Plan in this modification.

3.27 LEGIBILITY OF PUBLIC OPEN SPACE AND SITE LINKAGES

SCOTT STREET

The retention of Scott St includes the following principles:

- a roundabout on Artarmon Rd which will require some minor curb changes.
- retention of the original Scott St road width.
- retention of the on street parking, both parallel and 90 degree spaces.
- reduction of 'The Loft' forecourt to widen the entry to Scott St.
- moving the Village Square to the west of Scott St.
- no development works other than the road or driveway works are located on Willoughby City Council land.

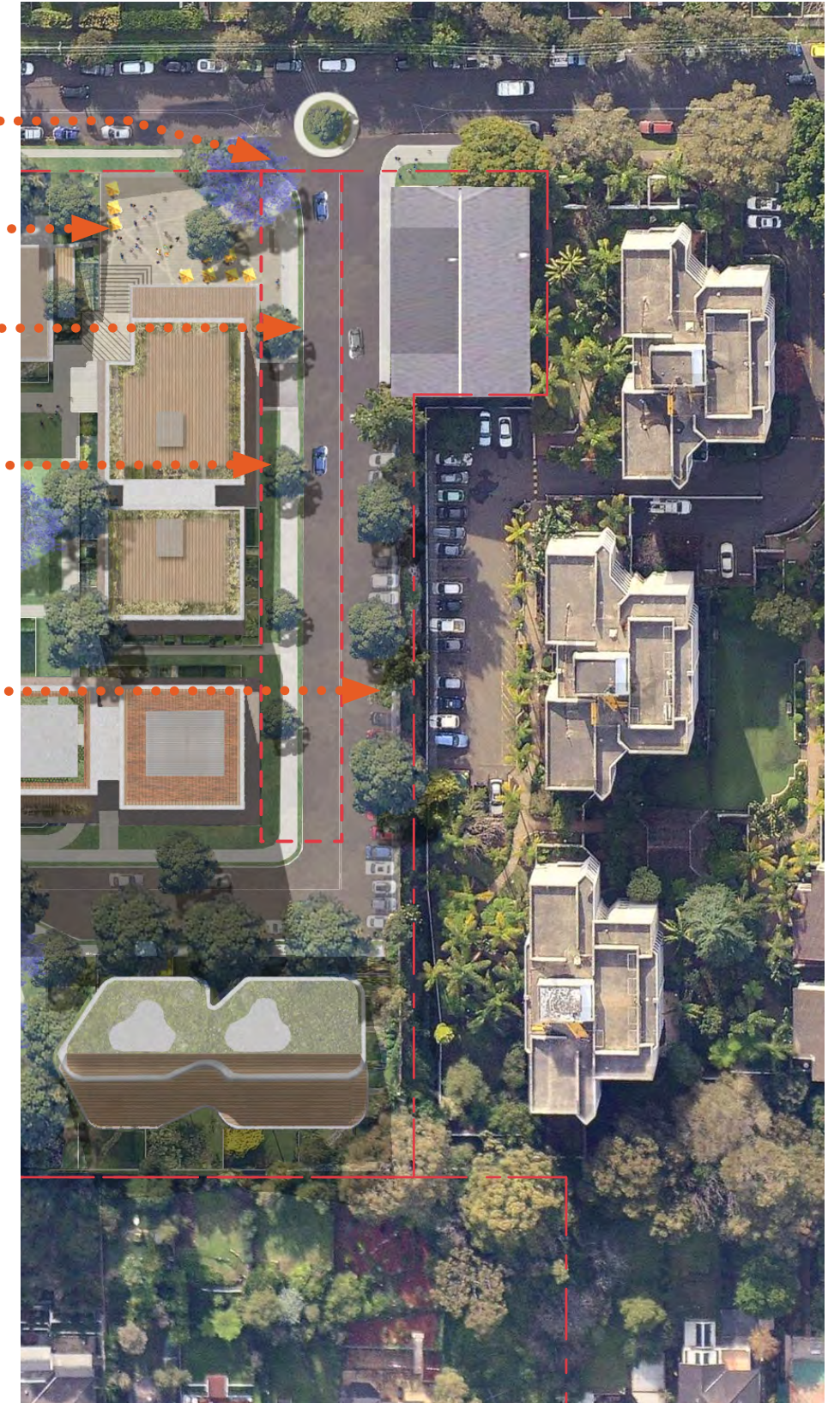
CURB AND FOOTPATH ALTERED TO
SUIT ROUND ABOUT

VILLAGE SQUARE NOW ON THE
WESTERN SIDE OF SCOTT ST

ORIGINAL CURB LINE RETAINED

NO MASSING, OR PRIVATE GARDENS
OVER THE BOUNDARY LINE

RETAINED 90 DEGREES
PARKING ALONG SCOTT STREET

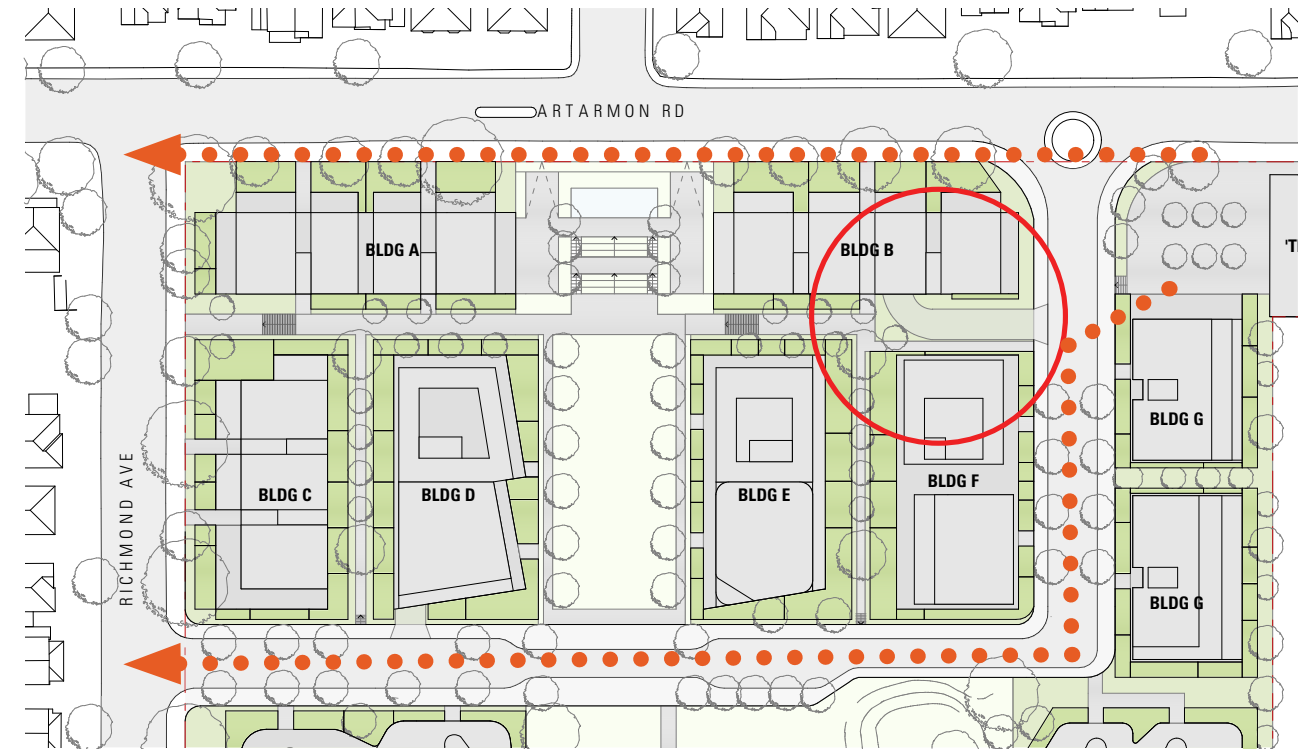


3.28 PEDESTRIAN LINKS THROUGH THE SITE

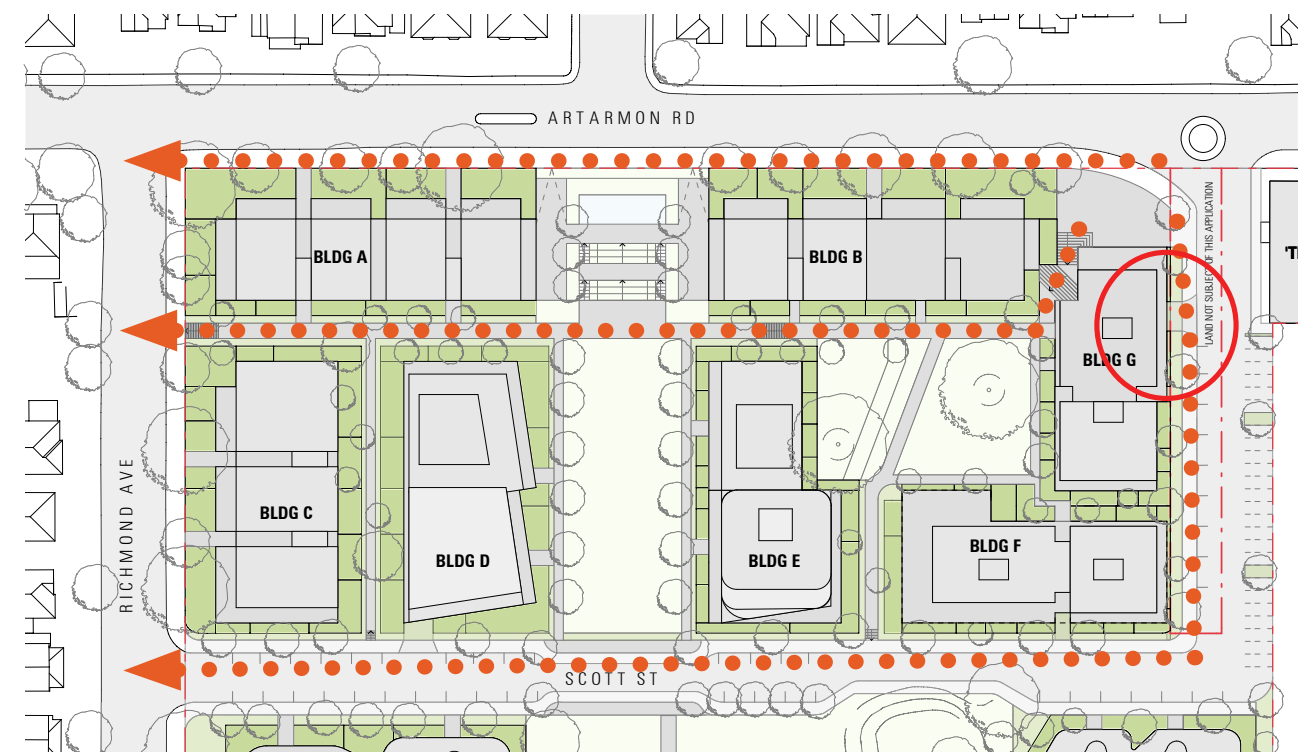
In response to design suggestions by AJ+C for better site linkages between the Village Square and the Gateway, the following changes have been adopted since modification 1 to improve through site connections and provide a stronger link between the Village Square and the Gateway.

- The driveway originally proposed between building B and F has been relocated into building G.
- The retention of Scott St in its original location and the relocation of the Village Square has allowed for a new generous public stair which creates an inviting pedestrian link with clear site lines up to tree 32 and the Village Green beyond.
- The through site public link is now possible from the Village Square to Richmond Ave both along Artarmon Rd and through the new courtyard pedestrian link.
- The through site link is proposed to include a 3m wide footpath, with 1.5m of public open space for planting on either side of the path. This is a total of 6m for the public through link.
- A generous public square creates an inviting pedestrian link with clear site lines up from the Village Square, to tree 32 and the Village Green beyond.

MODIFICATION 1 - DRIVEWAY
LOCATION BETWEEN
BUILDINGS REDUCING THE
THROUGH SITE LINK



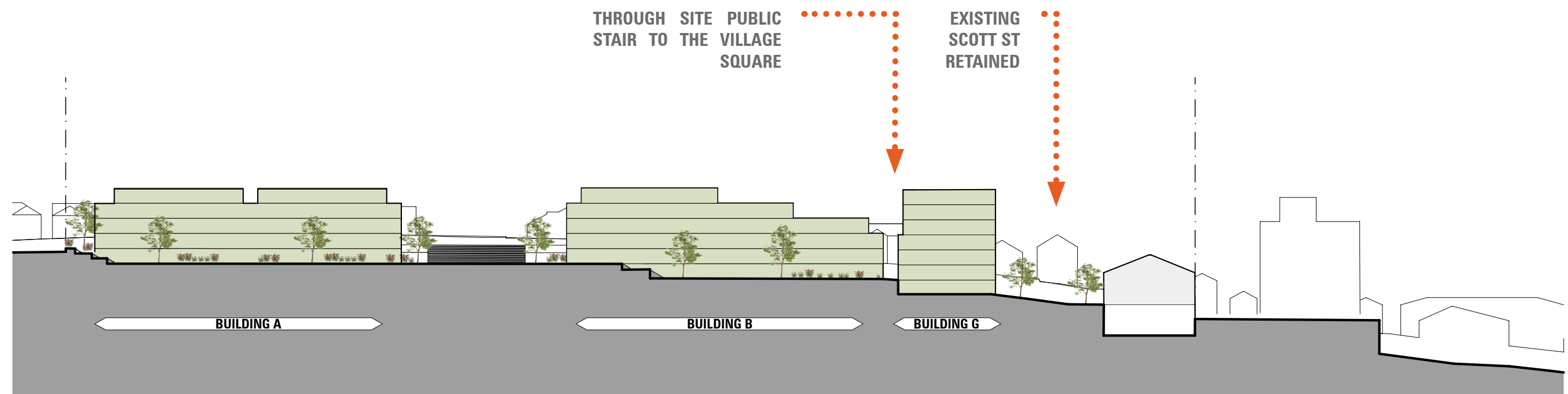
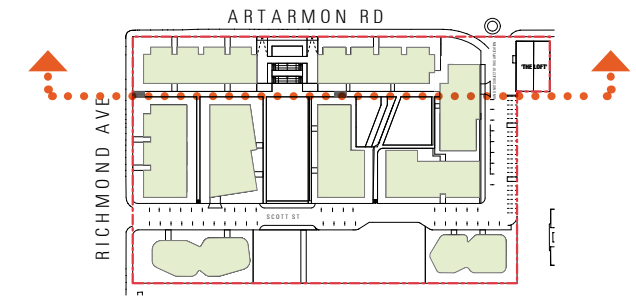
CURRENT MODIFICATION 2 -
DRIVEWAY LOCATED ON SCOTT
ST, PUBLIC THROUGH SITE
LINKS STRENGTHENED



3.29 PEDESTRIAN LINKS THROUGH THE SITE - CROSS SECTION

The following section is cut through the 12m wide public through site link. The central pathway is 3m wide, with an additional 1.5m planting zone on either side. The remainder is provided for private gardens.

The long section illustrates the steep cross fall of 7.4m along the through site link between Richmond Rd and Scott St.



3.30 PEDESTRIAN LINKS THROUGH THE SITE

Site permeability remains strong in all directions across the site. The range of public infrastructure all linked by pathways ensure the site offers significant public open space to the whole community.



3.31 A NEW COURTYARD FOR TREE 32

RETAINING TREE 32

A detailed survey has been completed of tree #32 (a Sydney Blue Gum), rated as high significance and high retention value. The tree is located within a central courtyard between building B, E, F and G.

In line with the AJ+C suggestions to retain the tree, the building form has been altered to allow for tree retention including a 10m tree protection radius, and a 3.1m structural route protection zone.

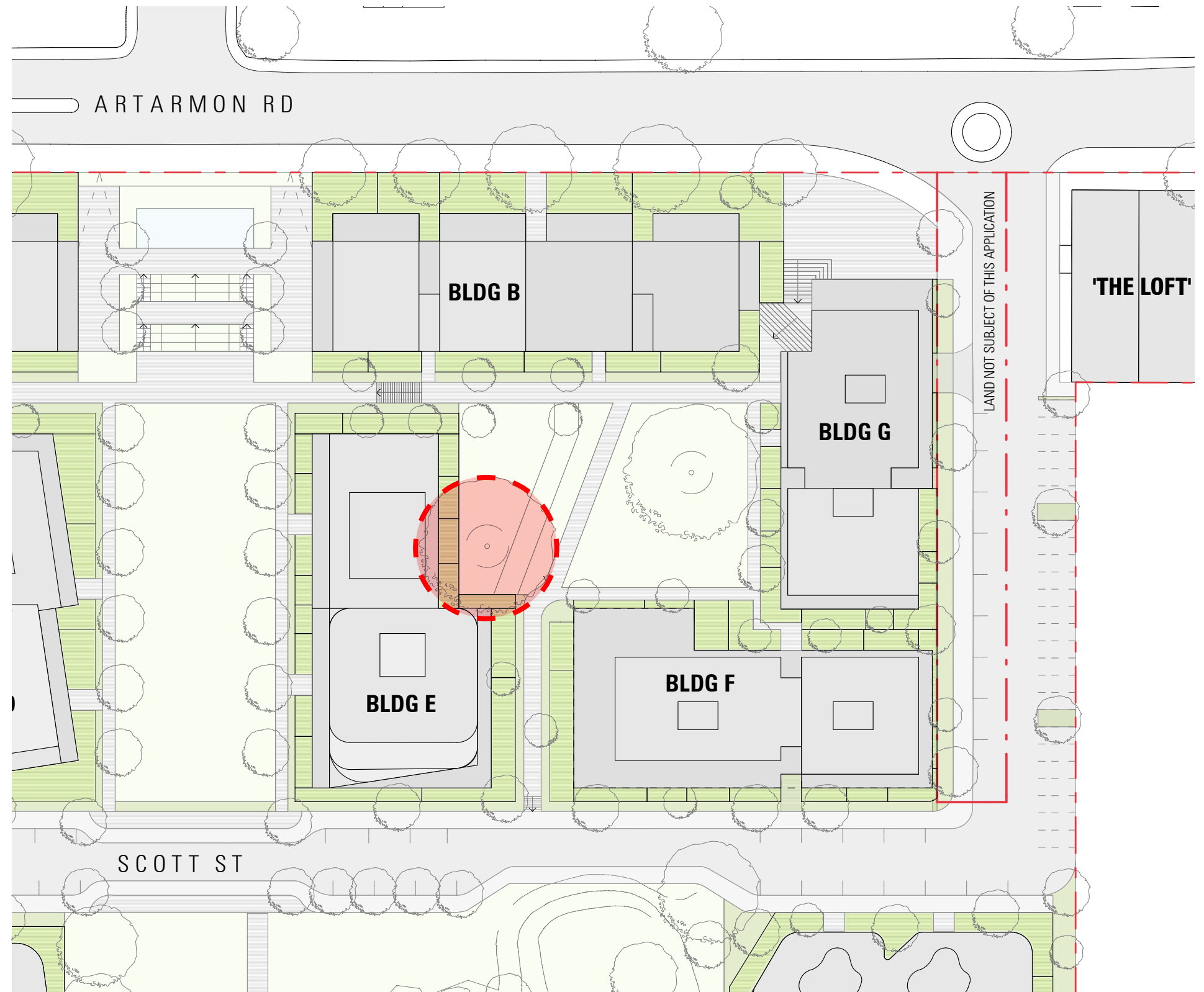
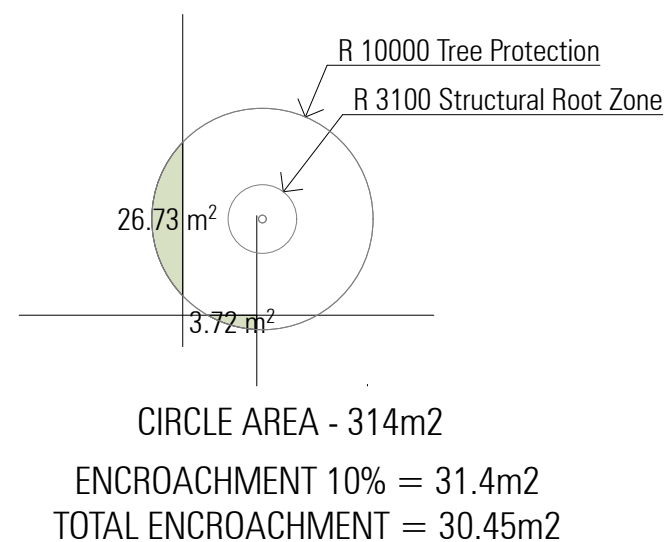
The base RL of tree #32 is RL 77.91, requiring the central courtyard to be split in level.

The resultant form helps to articulate and break down the massing, whilst creating a unique feature of this tree. 3D massing views are provided on the next page.

Building separations comply with the ADG minimum building separations.

The building envelope form encroaches to a maximum of 10% area of the tree protection 10m radius from the center of the tree, as seen in the diagram below.

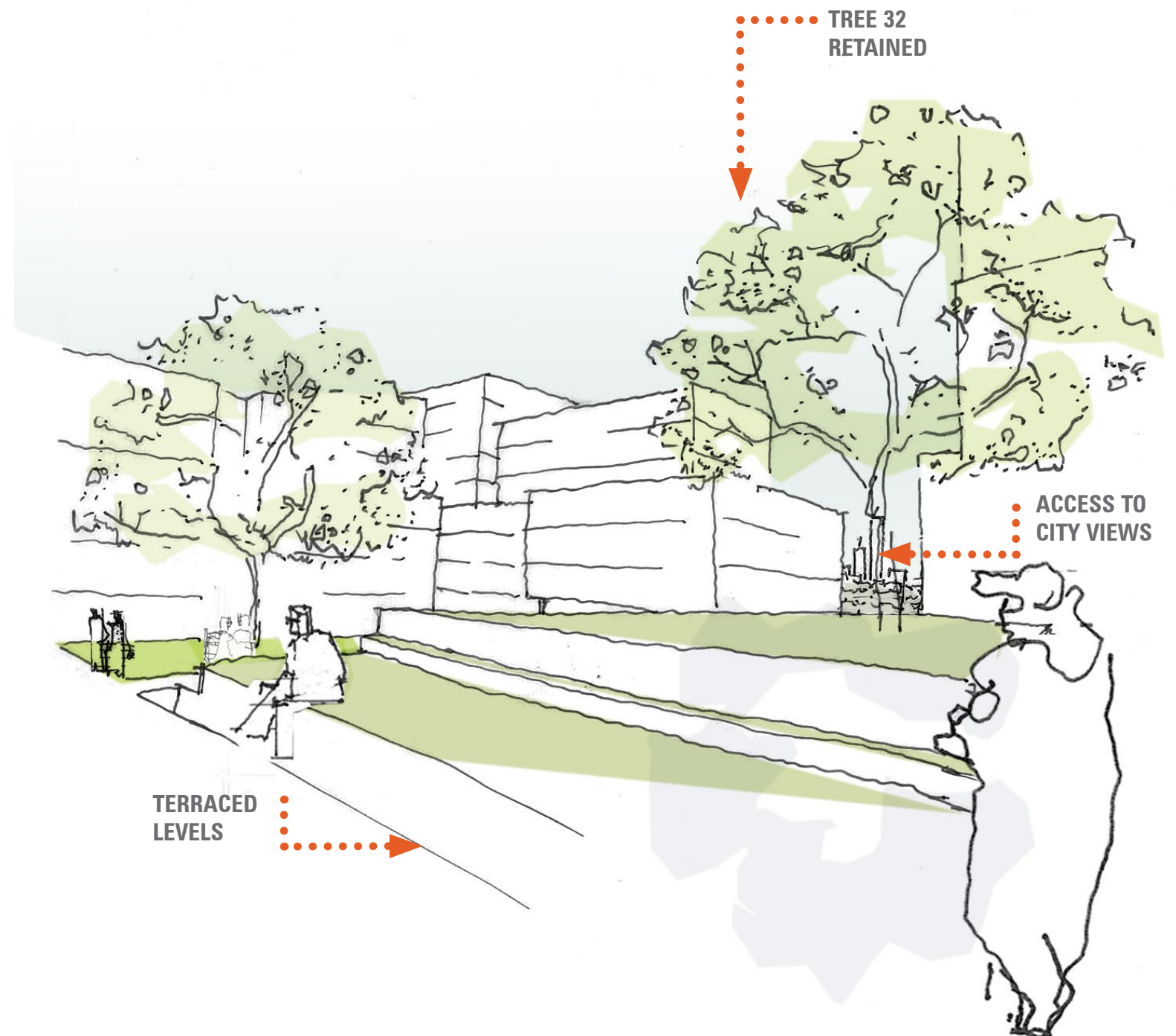
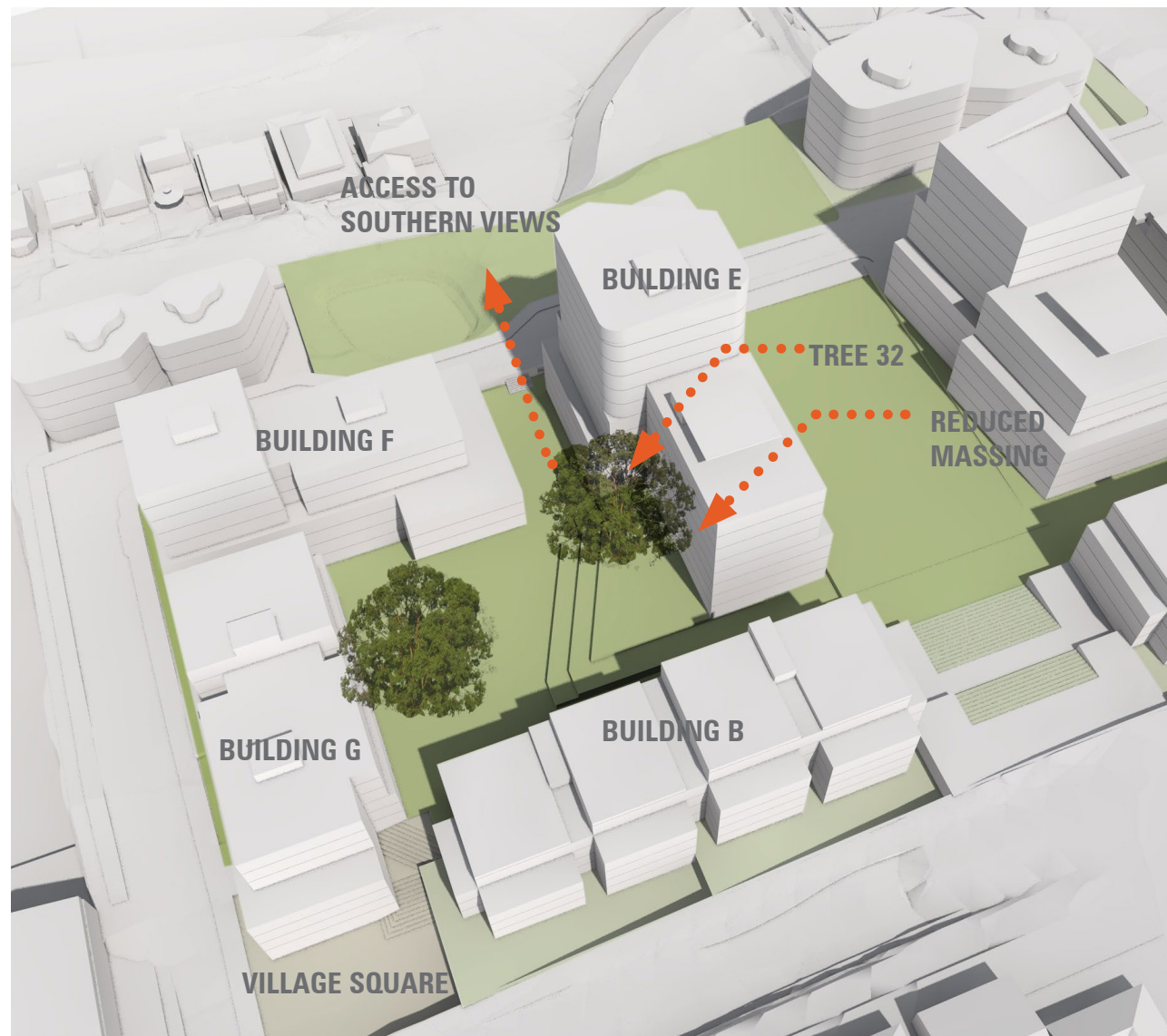
Retention of Tree 32 is further discussed and supported by project arborist Redgum Horticultural in their report.



3.32 A NEW COURTYARD FOR TREE 32

COURTYARD AMENITY

The proposed courtyard for tree 32 has a strong link to the southern views, and the feature tree 32. The reduced massing on building E helps to further articulate the building form and reduce visual bulk. The widened courtyard offers another green open space for apartments to overlook, and the significant height of tree 32 has a good relationship with the adjoining building heights. The new courtyard provides good solar amenity for more apartments.



3.33 BUILDING SEPARATION, APARTMENT AMENITY, ADAPTABLE HOUSING

The ADG establishes minimum building separation controls to

- “assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.”

The proposed layout of clear streets, parks, courtyard and buildings create a clear urban design structure that complies with the ADG. As seen in the reference layouts, apartments can enjoy outlook to a quality public space (street or park), enjoy the local and distant views, address privacy concerns, receive sunlight and natural ventilation. Attention has been paid to reduce the number of apartments overlooking neighbouring buildings.

The indicative apartment planning demonstrates a clear concept of planning living spaces facing the street, central courtyard and main park, with quieter bedroom spaces facing into the communal gardens. Living spaces can be offset to avoid direct overlooking. Blue indicates the preferred location for public living spaces, which activate the public spaces and provides passive surveillance. Red indicates the preferred location of bedrooms.

Where living spaces do face into the courtyard with tree 32, they generally enjoy a corner position or have access to sight lines down the through site link, or to southern views.

The new and retained Scott Street with street planting offers good building separations, solar and visual amenity. Often buildings are also able to look at a diagonal to the major southern views, the Village Square or to Richmond Ave or Artarmon Rd.

Additional design development of the buildings that meet these proposed building envelopes should further consider:

- apartment planning that creates good outlook and amenity to every apartment.
- through apartments which can enjoy a street and communal garden frontage
- corner apartments which can enjoy diagonal views to the village square or southern distant views.
- angled facades or windows to face windows towards views and away from directly overlooking other buildings.

The apartment sizes and indicative layouts have taken into account the council requirement for 50% adaptable apartments. Adaptable housing as outlined in part C.6.3 of the Willoughby Council DCP aims to provide housing that can be later adapted to provide accessible features. The spatial requirements for adaptable housing has been considered within the massing and yields provided. Basement parking spatial requirements have also been taken into account in the basement areas indicated.



3.34 PRIVACY FOR UNITS TO GROUND FLOOR OF BUILDING B

The Council Concept Plan review by AJ+C noted concern with privacy for units on the ground level of building B.

We note that with the design changes, this concern for the ground level of building B may no longer be current.

The following section demonstrates the new relationship between the Village Square and building B. The proposed plan has sufficient space for a private courtyard, privacy planting or screen and footpath. The steep nature of Artarmon Rd along with the escarpment on the other side of the road creates some significant level changes, which can be explored to enhance privacy and reduce overlooking.

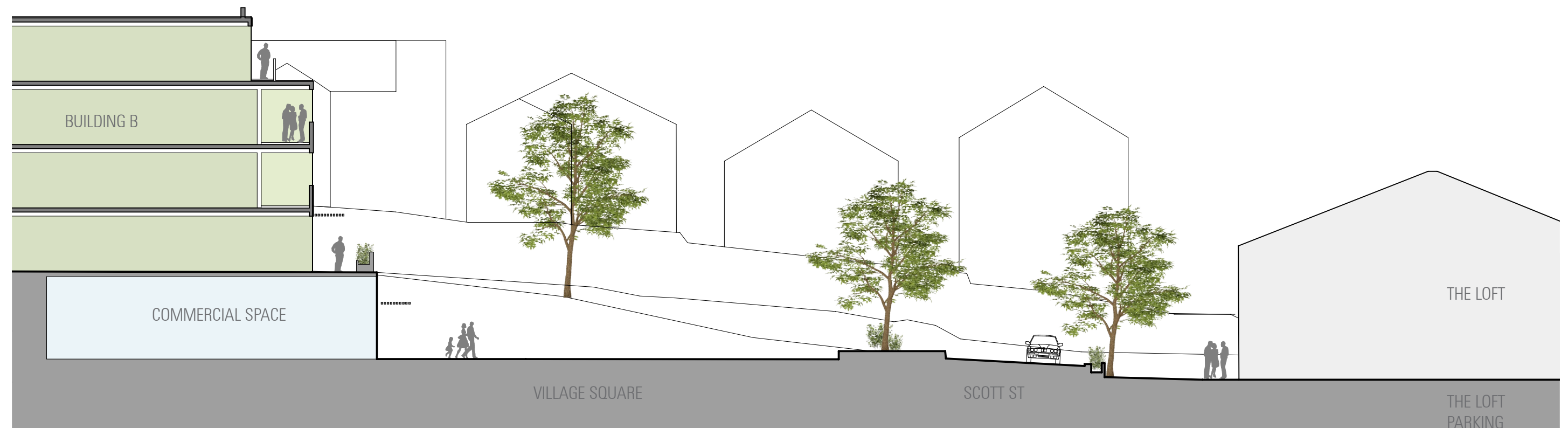
The apartment level, raised a full level above Village Square, will help to mitigate overlooking issues from the Village Square, will help separate the public realm from the private buildings.

The neighbouring buildings on the northern side of Artarmon Rd sit on an escarpment and have a comparable scale to the proposed development.

Apartment planning could also be considered in building B to include through apartments which provide northern aspect and views to the new courtyard.



Elevational photo of Artarmon Rd, looking north at the current Scott St location, demonstrating the raised level of existing houses with a stone wall on the street.



3.35 BUILDING J IMPACT ON WALTER ST FUTURE CHARACTER

In response to the Department's comment regarding the impacts of Building J on the properties on the north side of Walter St, and recent DAs approved by Willoughby Council for Walter St, additional information on this area has been provided below.

Walter street, which currently consists of single or two level detached houses or semis, is zoned to allow for multi residential development with a height control of 12m and FSR control of 0.9:1. Properties on Walter St directly below the site are separated by a steep escarpment (indicatively shown in blue). Properties further to the east of the site below Castlevale are on relatively flatter land as seen in the contours.

The houses from 31-15 Walter St do not have houses on the southern side of Walter St. They have the street, low lying planting and the noise barrier before the M1 highway below.

Walter Street currently has an approved development application for multi residential apartments at 5-9, 11-13, 15-17 and 21-27 Walter St. The most approved DA for 21-27 Walter St (directly below the proposed site) states solar compliance with building J is achievable.

These Walter St sites could also achieve their FSR targets with an east/west building typology. This suggested development is shown on the next page as another viable alternative for development of these sites demonstrating future development of these sites is not hindered by building J or any other building on the proposed site.

