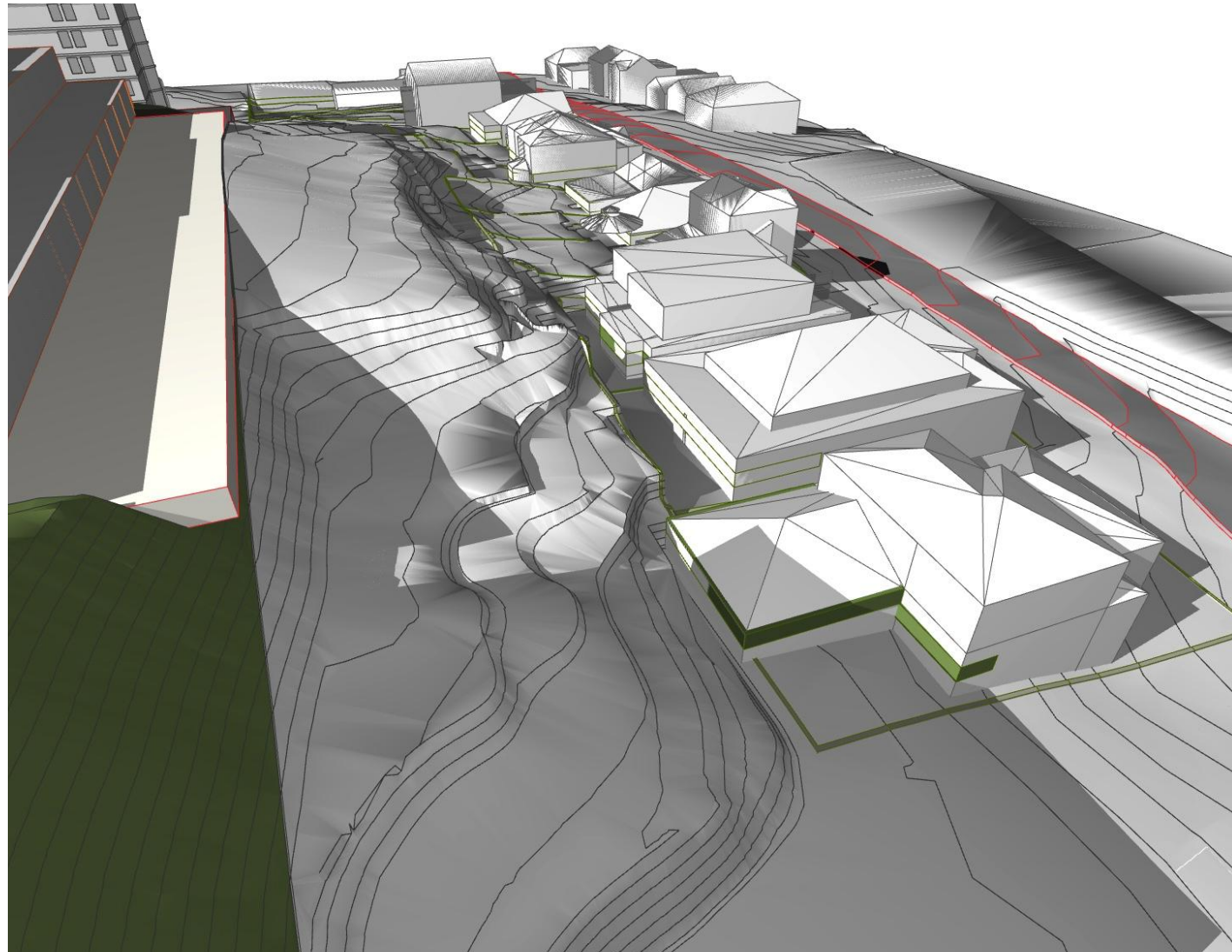
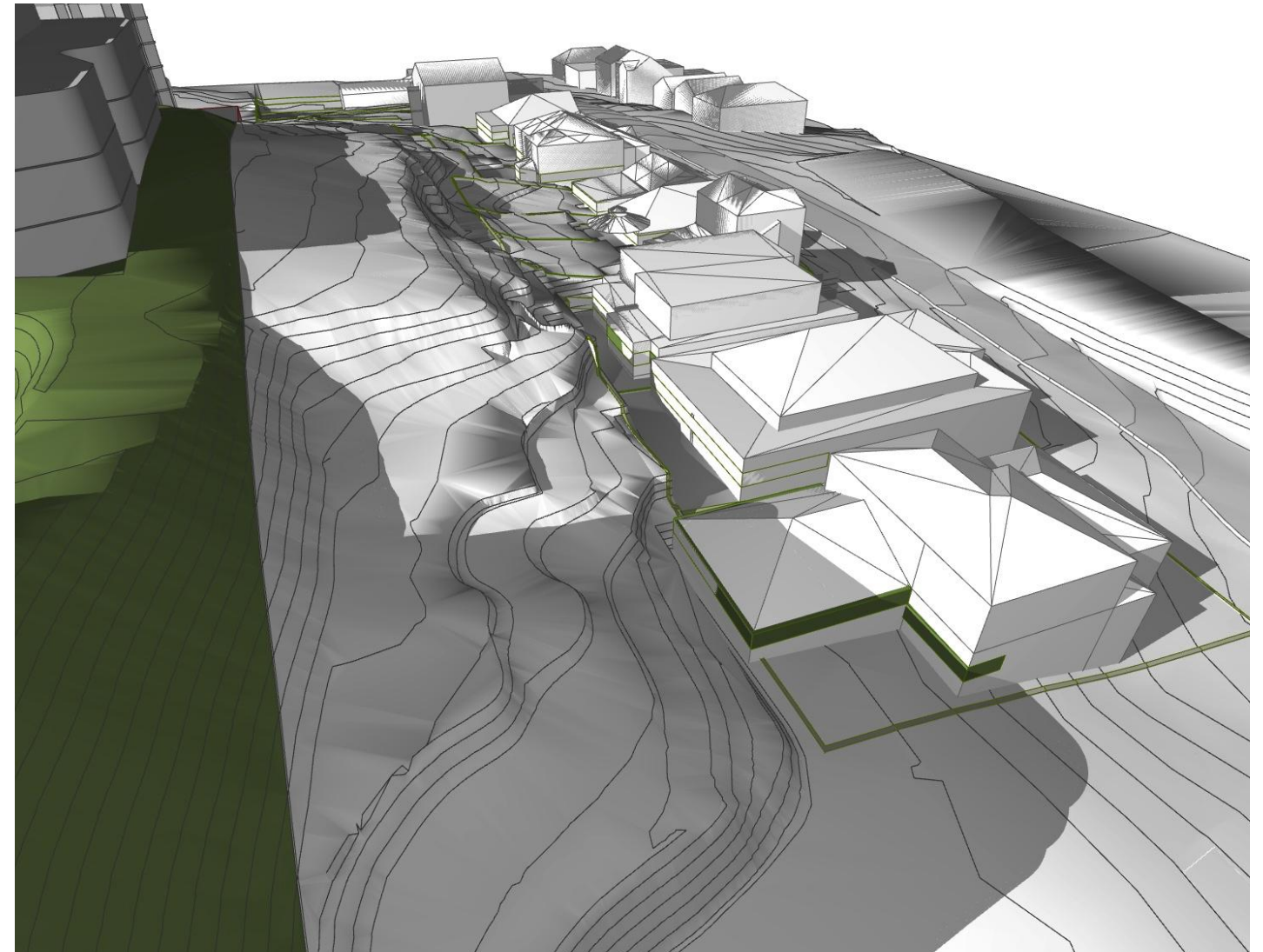


1.39 SOLAR ANALYSIS WALTER STREET

12NOON WINTER (21ST JUNE)



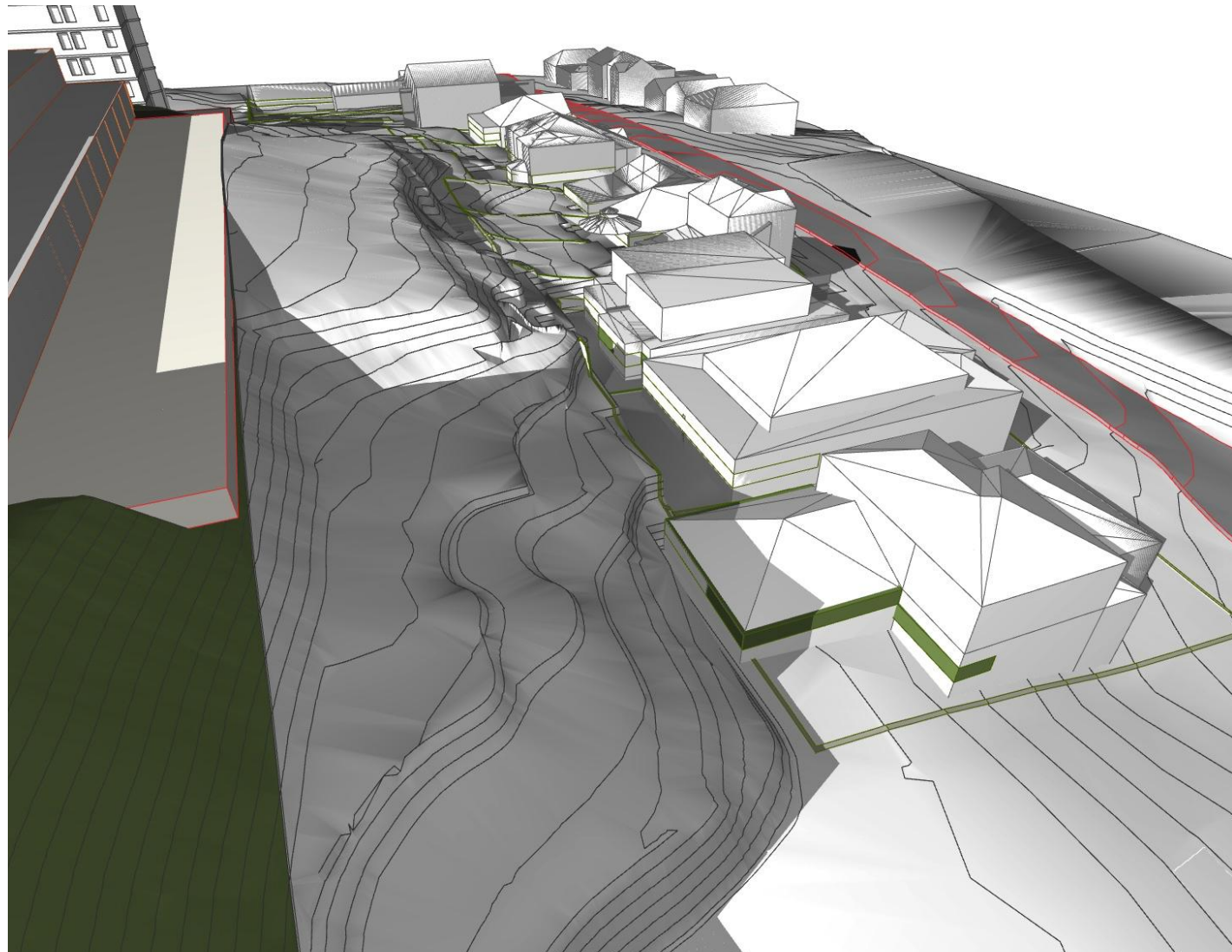
APPROVED



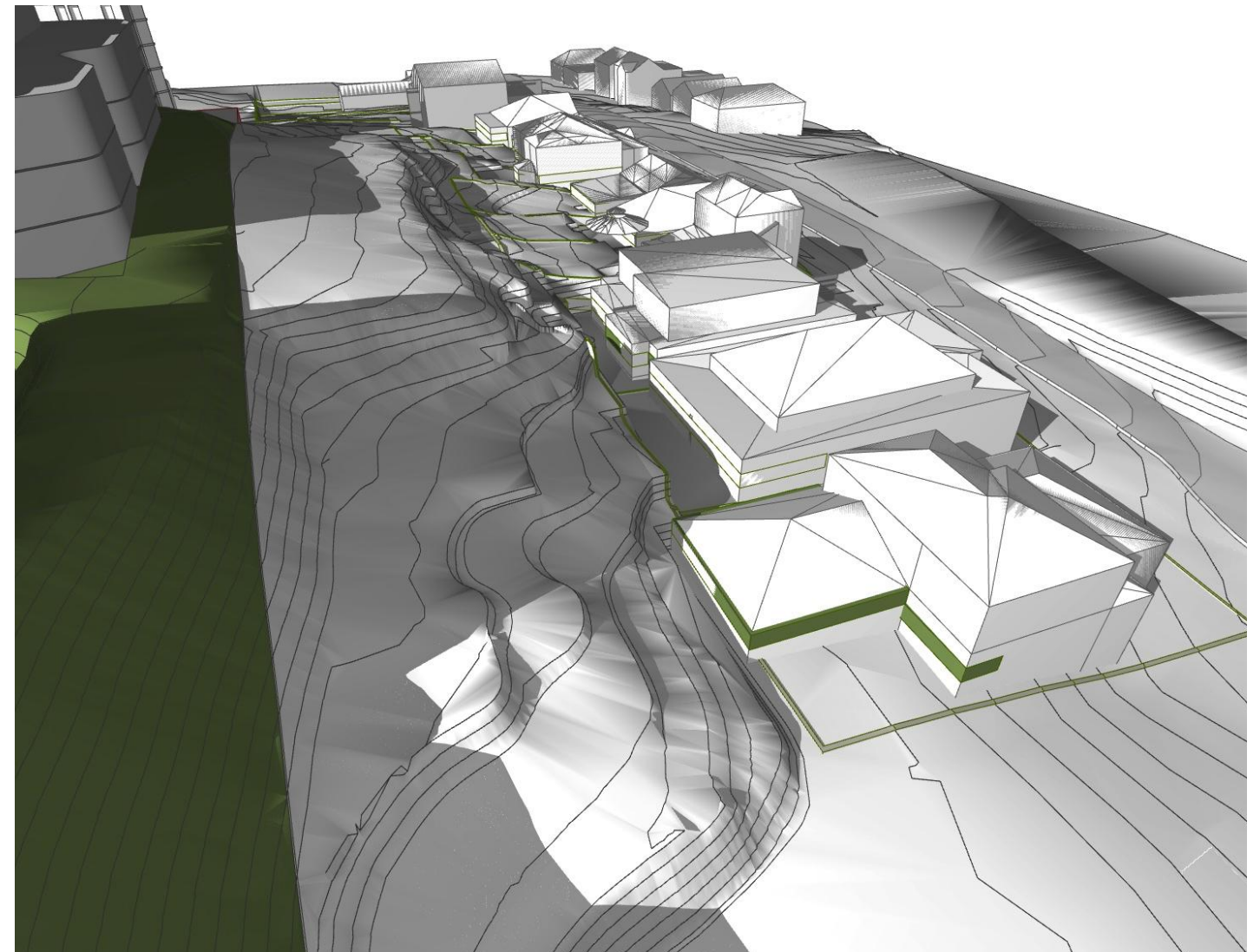
PROPOSED

1.40 SOLAR ANALYSIS WALTER STREET

1PM WINTER (21ST JUNE)



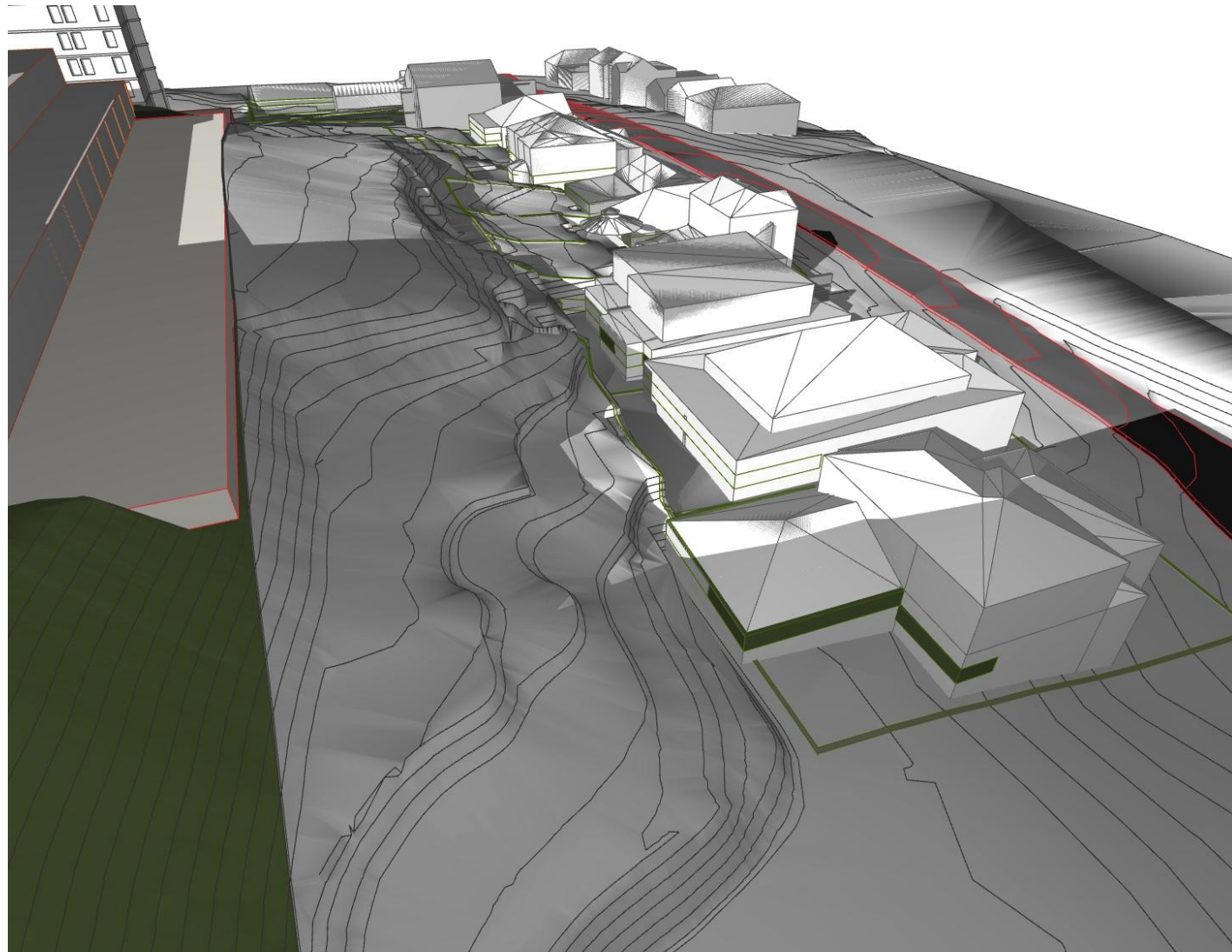
APPROVED



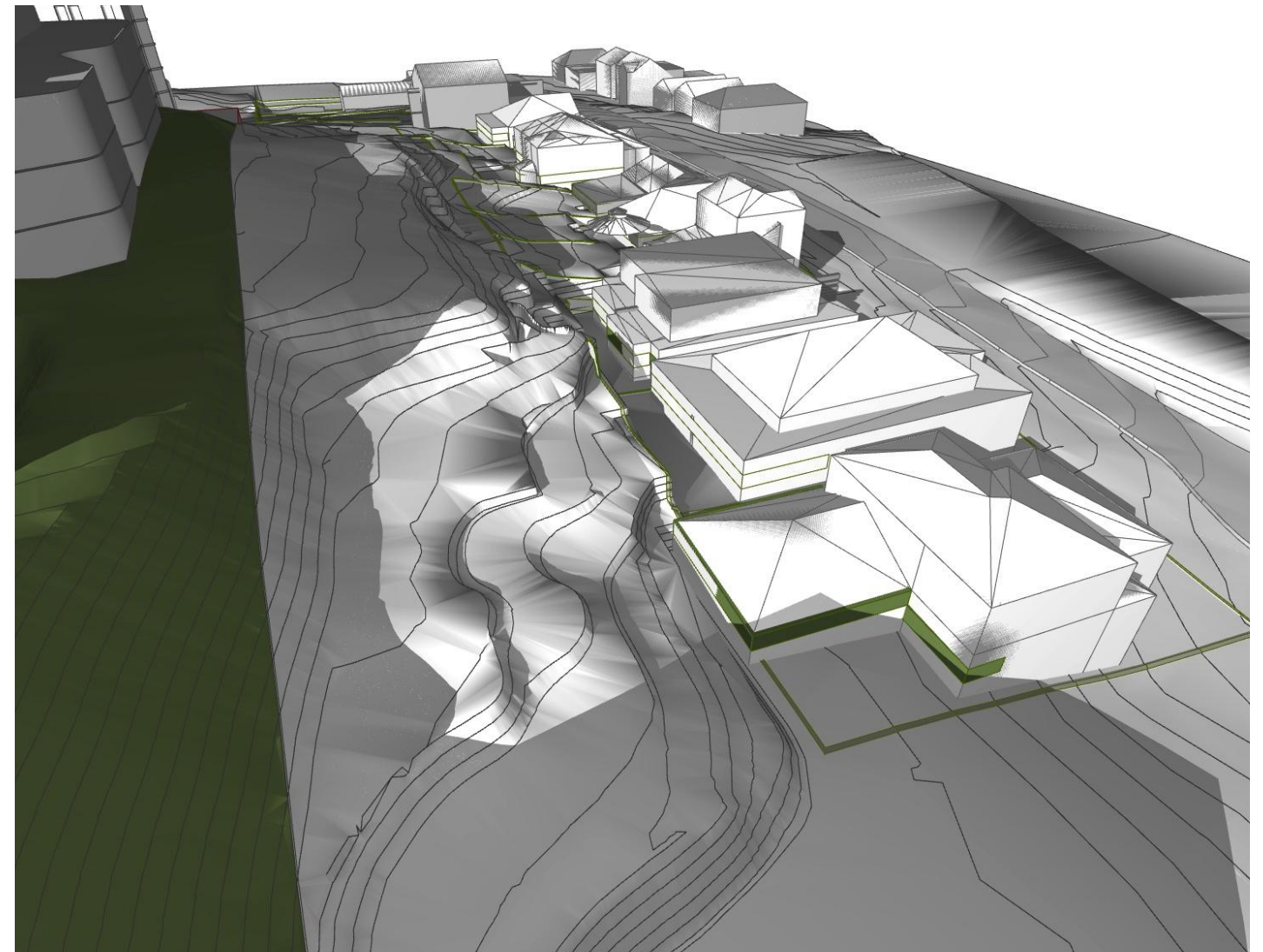
PROPOSED

1.41 SOLAR ANALYSIS WALTER STREET

2PM WINTER (21ST JUNE)



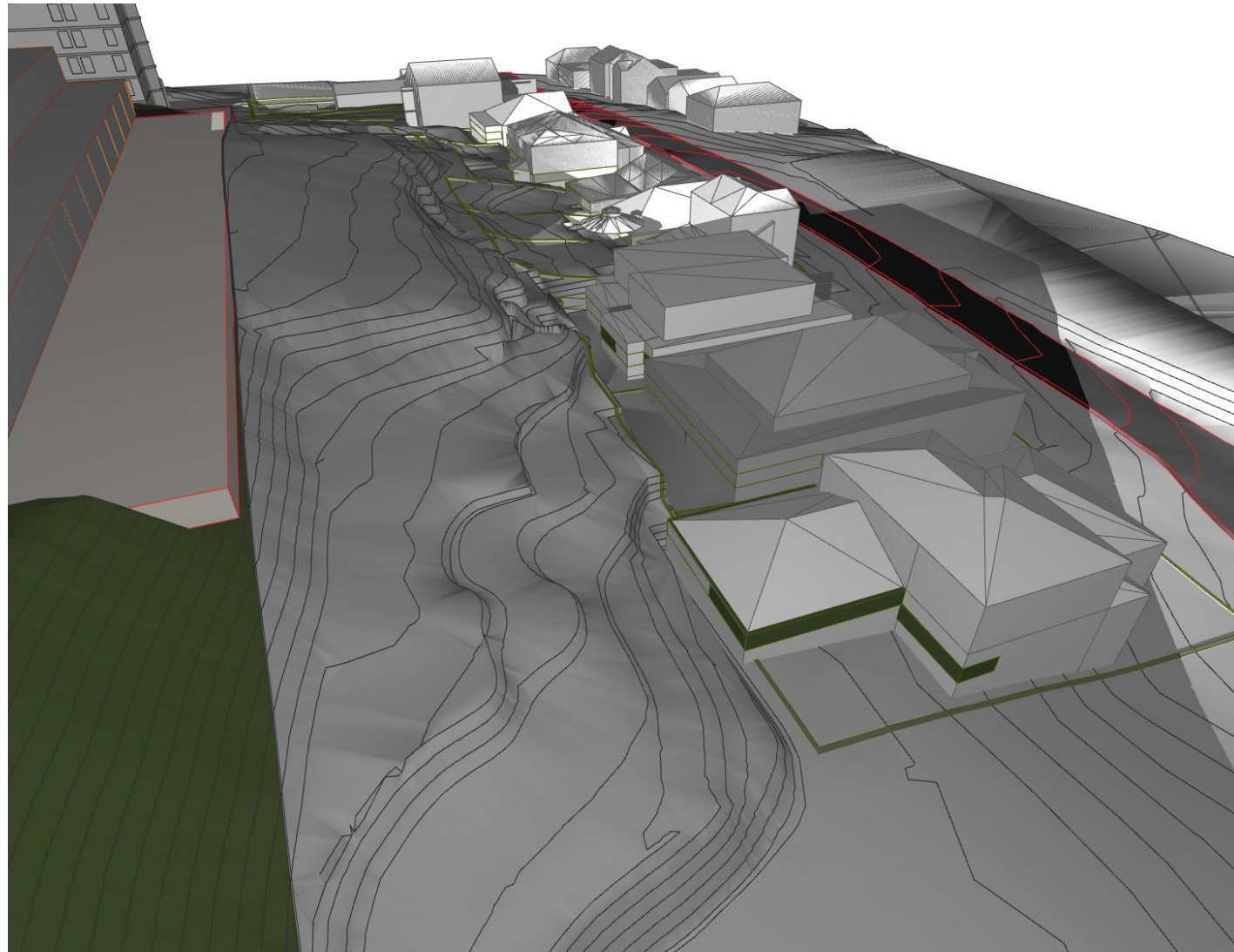
APPROVED



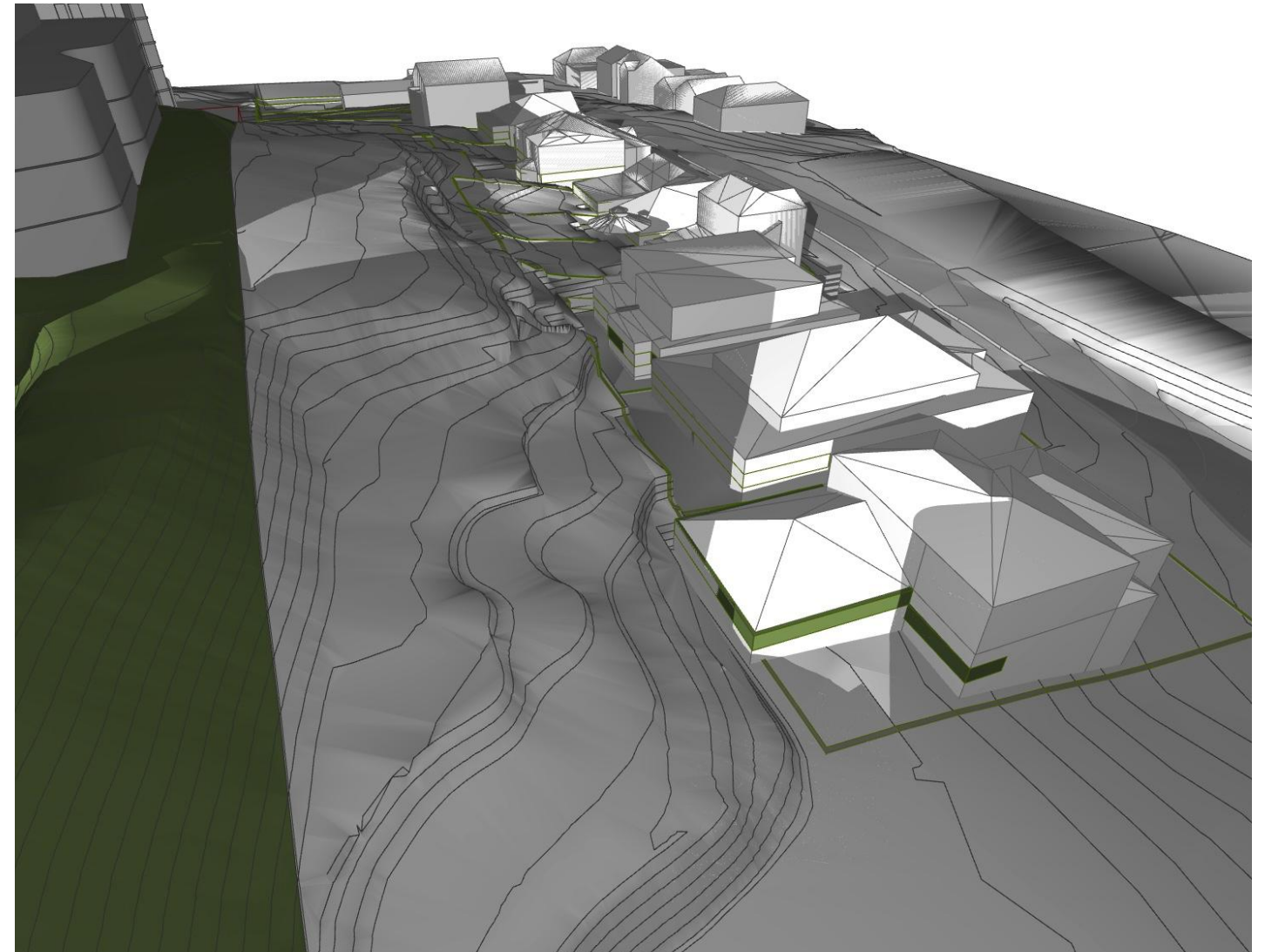
PROPOSED

1.42 SOLAR ANALYSIS WALTER STREET

3PM WINTER (21ST JUNE)



APPROVED



PROPOSED



3 APPENDIX VIEW ANALYSIS

S75W MODIFICATION NO.2

On Behalf of LEPC 9 Ltd

16.10.17 ISSUE 01

CHROFI

3/1 The Corso Manly NSW
2095 Australia

T: +61 2 8096 8500

F: +61 2 8007 0411

E: tai@chrofi.com

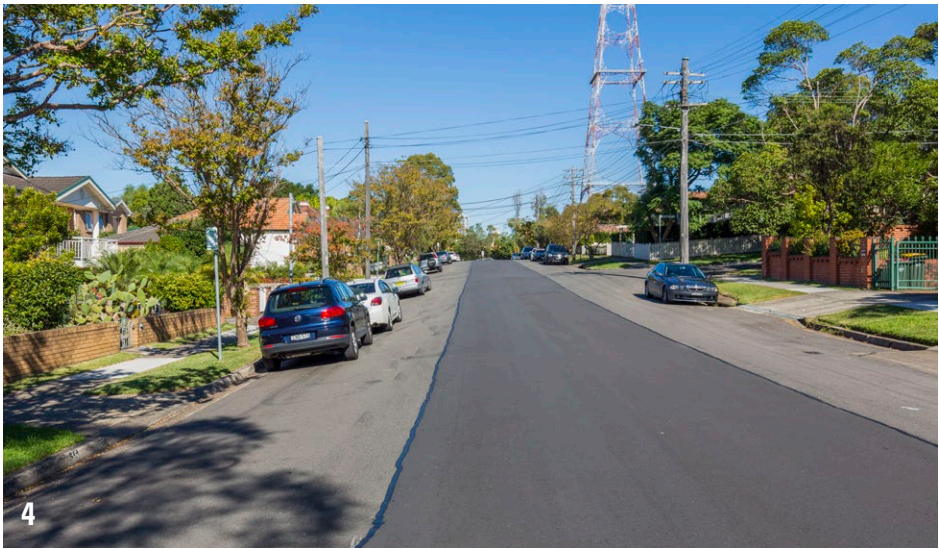
Contact: Tai Ropiha, Director

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 modification 1, these views and vistas have been analysed to demonstrate the existing site, approved scheme and proposed new scheme massing. 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.



- 1 VIEW OVER GORE HILL FREEWAY FROM NAREMBURN
- 4 EDWARD STREET LOOKING SOUTH
- 5 CORNER OF ARTARMON AND EXISTING SCOTT ST
- 6 WALTER STREET LOOKING WEST
- 7 CORNER OF SMALL STREET AND WILLOUGHBY RD
- 8 VIEW FROM WILLOUGHBY INCINERATOR
- 10 VIEW BETWEEN 16 & 18 SALISBURY ROAD



1.2

VIEW ANALYSIS -
SUMMARY

This modification 02 respects the key design concept of modification 01 which were supported by the department and AJ+C comments.

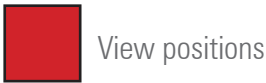
This includes:

- a low scale built form on Artarmon Road and Richmond Avenue
- 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.
- the realignment of the park on axis with Edward Street has resulted in significant reduction of bulk when viewed down Edwards Street.

The new massing on building F and G which were affected by the retention of Scott St have maintained a low scale massing which steps with the natural ground level changes along Scott St and sits in a similar position to the approved massing. There is one higher element (9 stories) on the corner of Scott St (Bld F). This final slender tower creates a massing that steps down to Castlevale and follows the original ‘cresting’ concept, and closely matches the approved RL in this location. Its reduced footprint at the maximum RL helps to break down the bulk and scale of the development when viewed from the east when compared to the approved. (see view 7)



Map of view analysis locations



1.3

COMPARATIVE
ENVELOPE ANALYSIS

EXISTING



VIEW 01 - VIEW OVER GORE HILL FREEWAY FROM NAREMBURN

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

