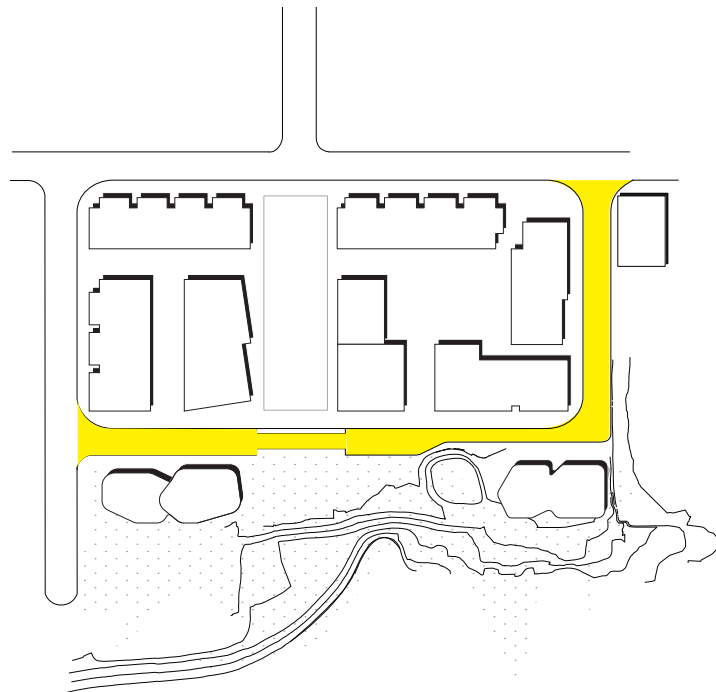
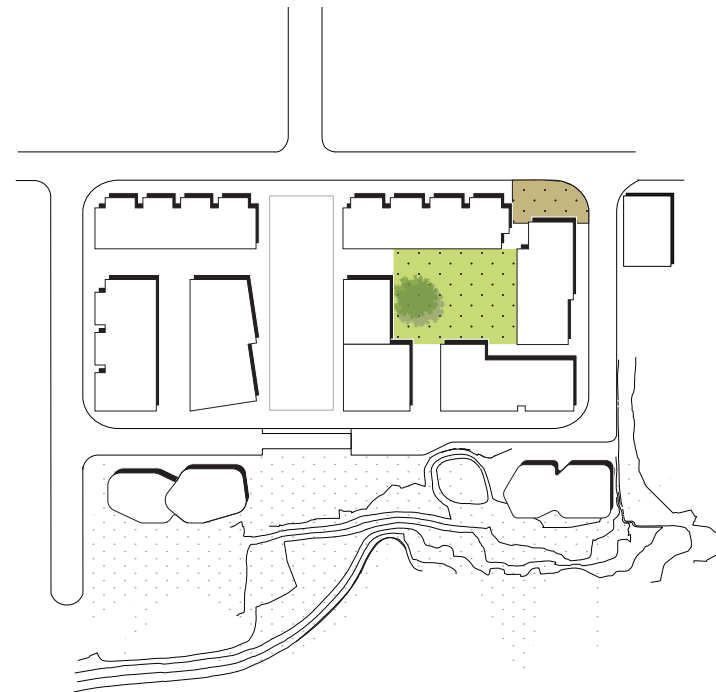


3.4 KEEPING SCOTT ST AND TREE 32

Following the advice of Willoughby City Council that they do not consent to the inclusion of Scott Street within Concept Plan Approval, the new modification 2 required the existing Scott St to remain in its existing position. Scott street is still extended in a simple loop to Richmond Ave. The built form was then moved, helping to create a new significant courtyard to frame the existing tree 32.



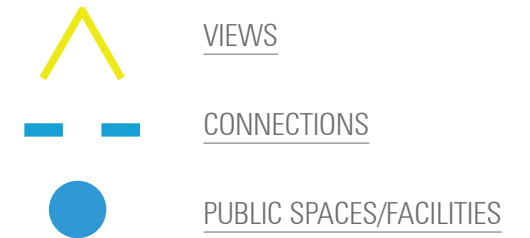
SCOTT STREET REMAINS IN ITS
EXISTING POSITION UNCHANGED AND
IS EXTENDED TO RICHMOND AVE



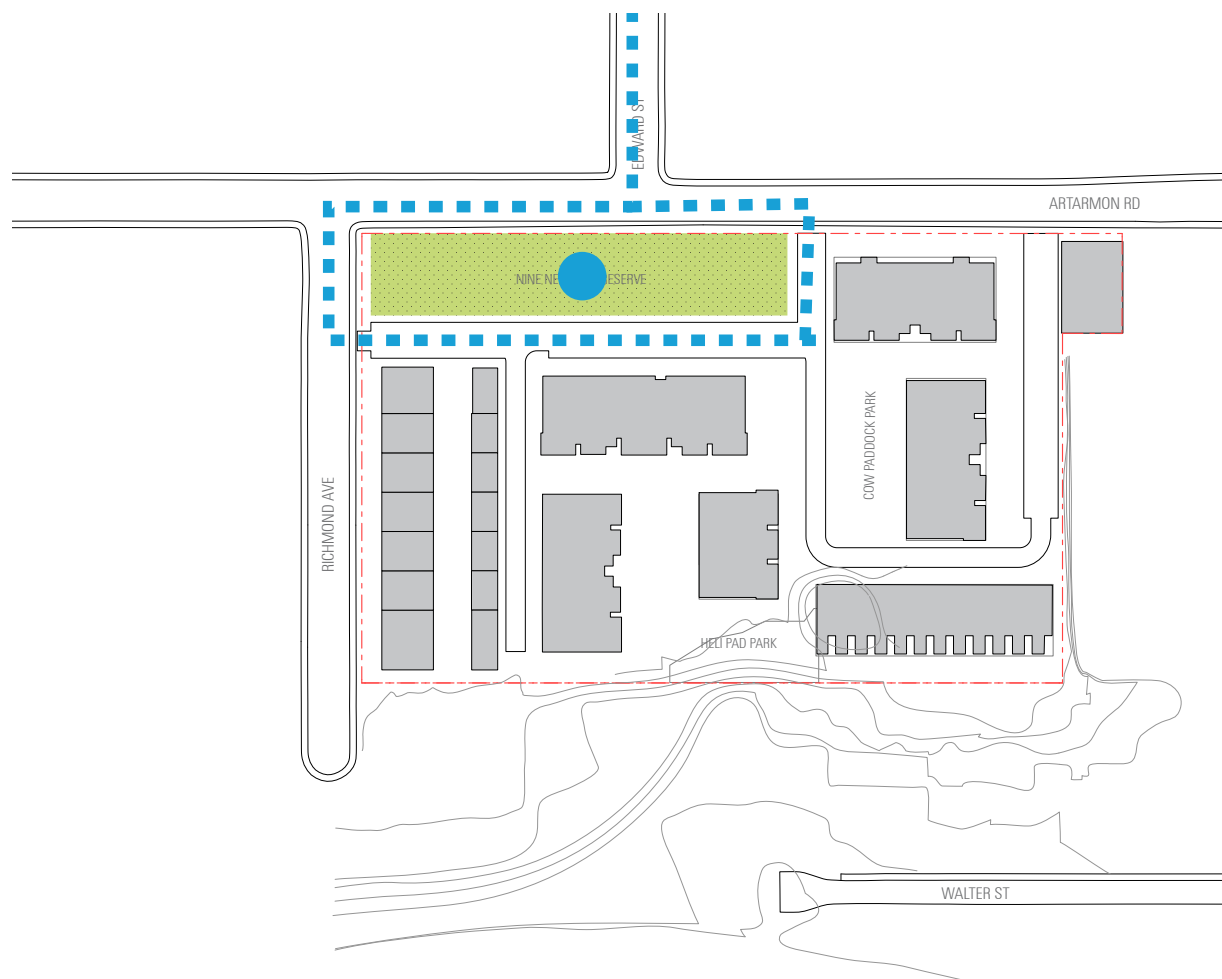
A NEW COURTYARD FOR TREE 32

3.5 A SITE THAT BECOMES PUBLIC FOR THE WIDER COMMUNITY

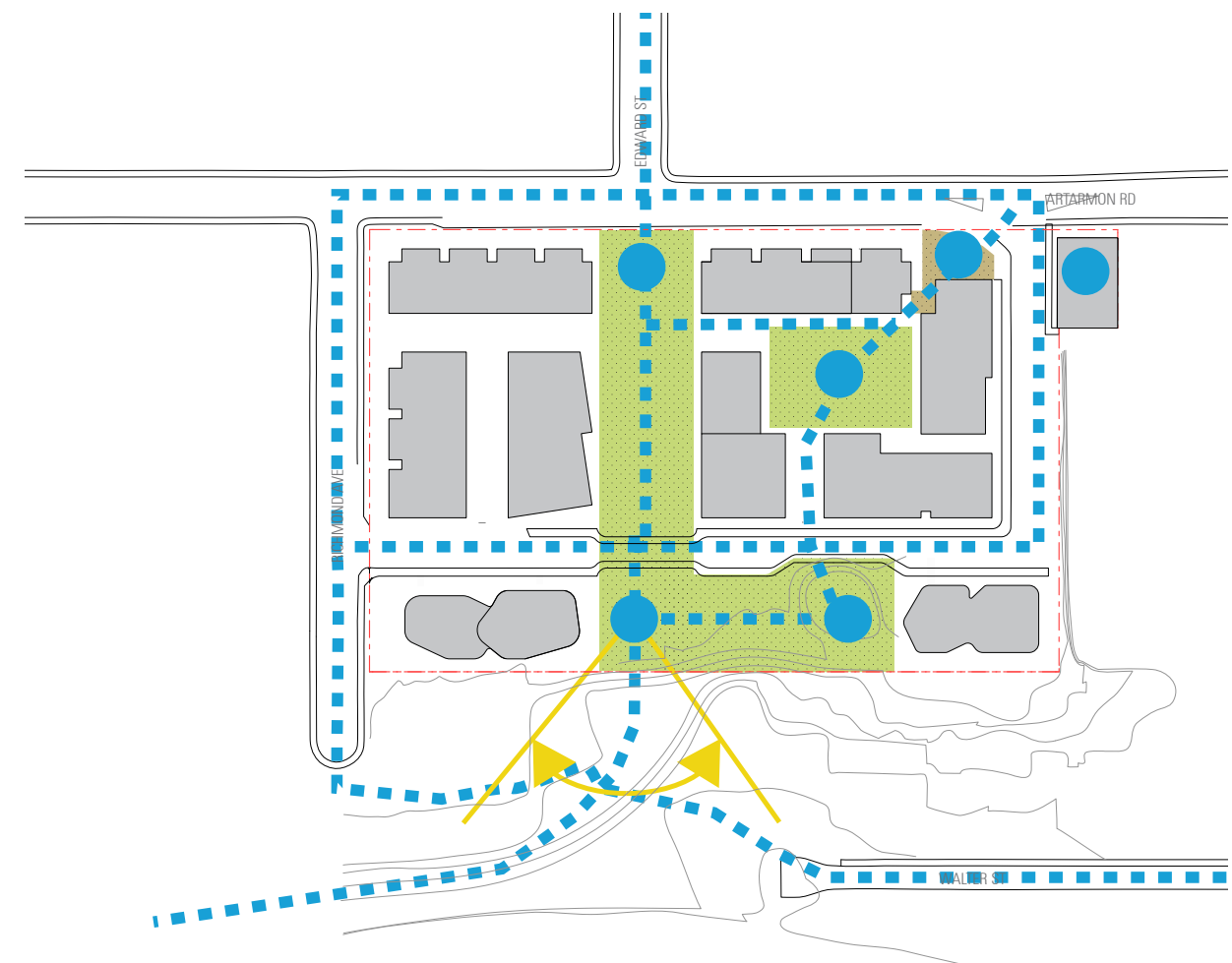
More than just rotating the park 90 degrees, the proposed scheme offers a truly public domain for the whole community. The logical placement of buildings, roads and public open space combine to create a site with iconic views, logical and clear connections, and public facilities that draw you deep in the site. Connections both in terms of views and pedestrian pathways along parks and roads, allow the public to move through the site and link to the wider community.



APPROVED SCHEME
PUBLIC SPACE

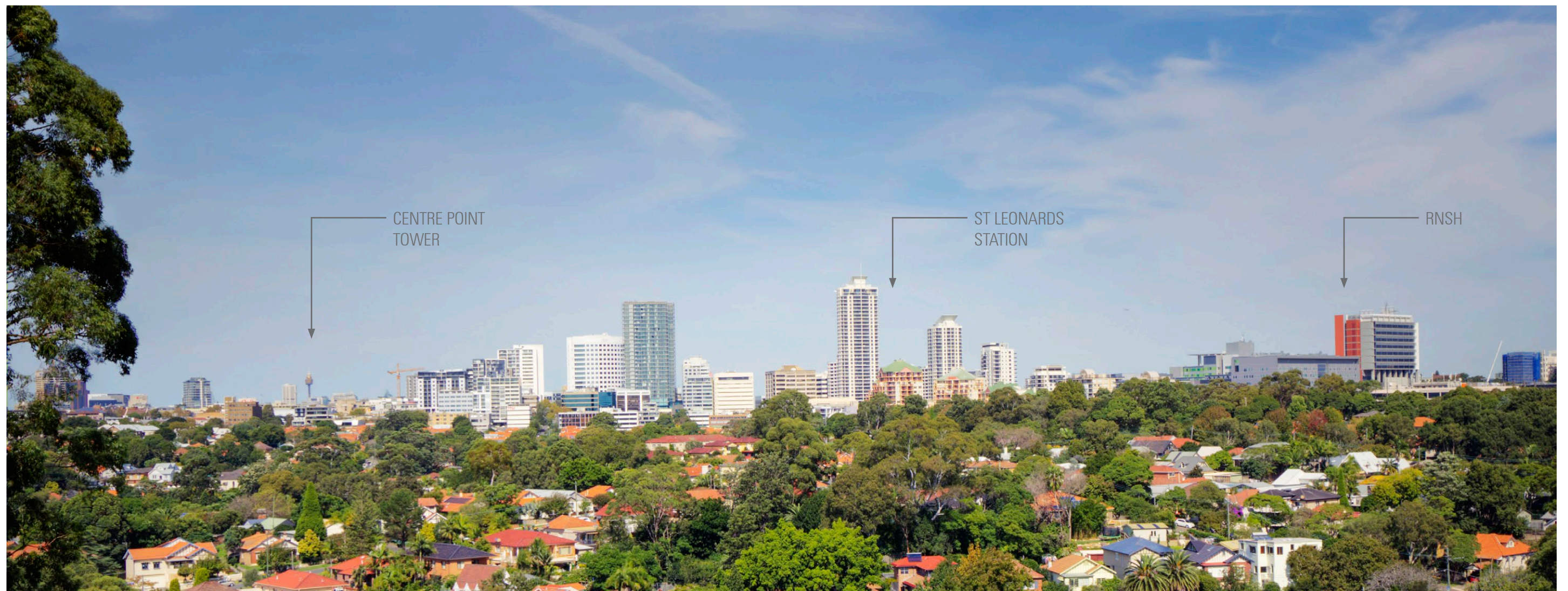


PROPOSED SCHEME
PUBLIC SPACE



3.6 VIEW FROM PROPOSED PARK

The sweeping southern view of St Leonards, Naremburn and the city is both the most unique and most valuable asset of this site. The modified scheme proposes this asset should be made public. The public spaces should open to this view creating a unique park for the area. Whilst most nearby parks sit in the deep valleys often in shadow (Artarmon Reserve, Willoughby Leisure Centre), this park would be a unique place for the community, one to enjoy the view, the sun and the fireworks on new years eve.



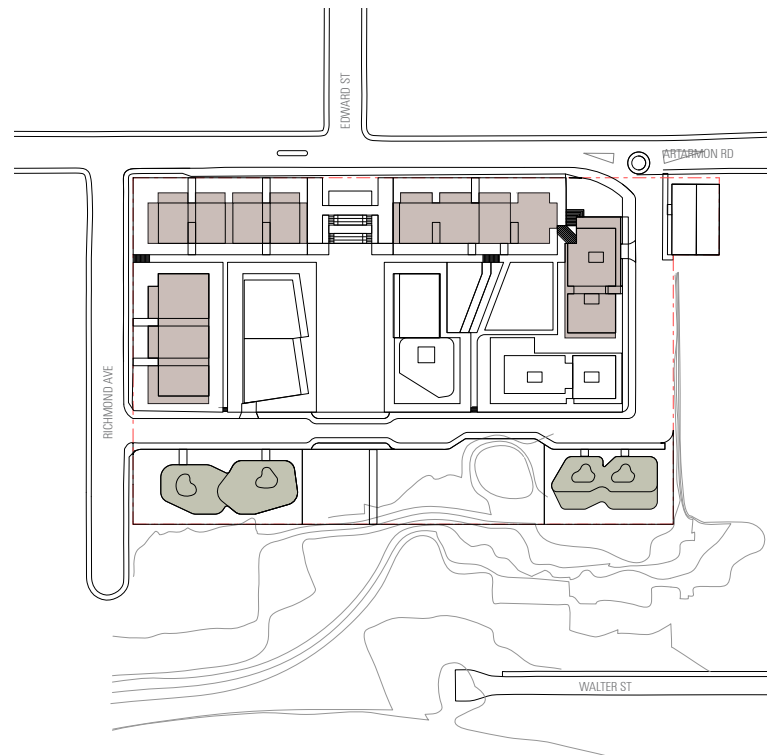


3.7 VIEW 3 - PROPOSED PARK - ON SOUTHERN BOUNDARY

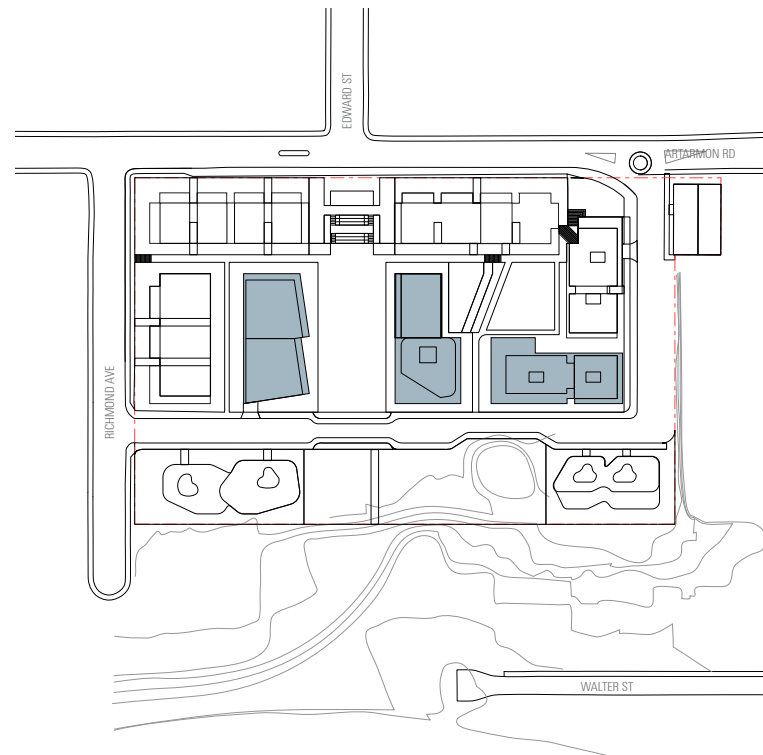
Artists Impression - Indicative only

3.8 BUILT FORM PRINCIPLES

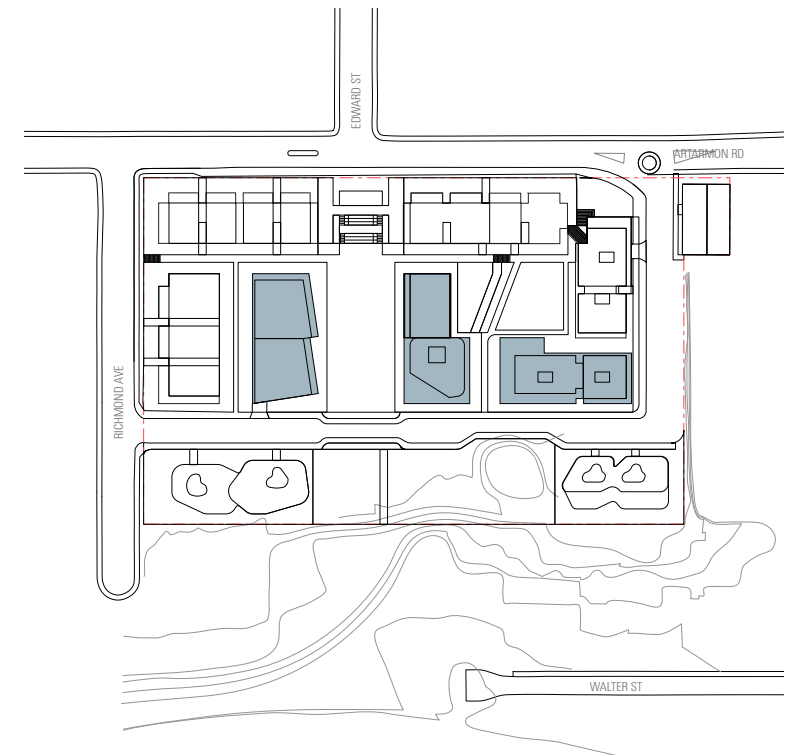
The proposed modification 2 seeks to create diversity in the building heights and forms to respond to the unique topography and respond to the low scale residential neighborhood.



A RESPECTFUL LOW
EDGE WITH FINE GRAIN
ARTICULATION TO ALL
BOUNDARIES



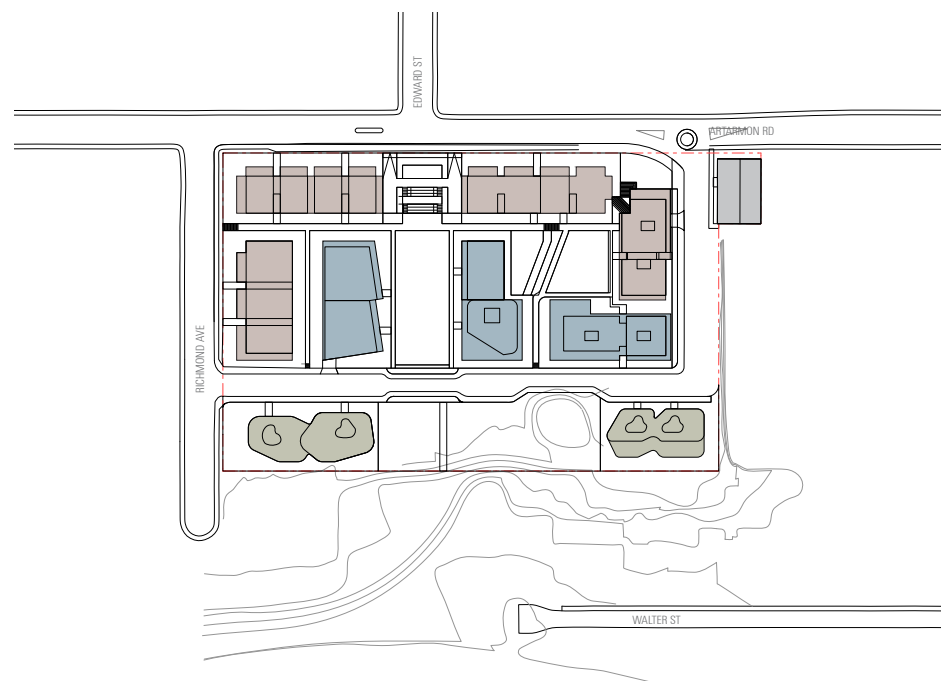
A CENTRAL CORE OF
MIDRISE



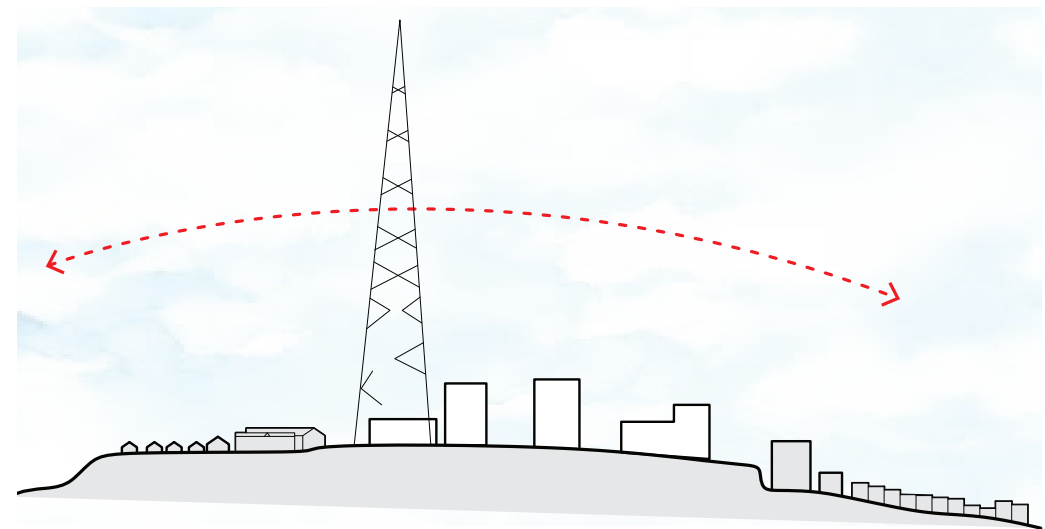
HEIGHT POSITIONED WITH BEST
AMENITY AND MAXIMUM
SETBACK FROM ALL STREETS
AND BOUNDARIES TO MINIMISE
IMPACTS

3.9 BUILT FORM PRINCIPLES

Bush buildings, street buildings and mid rise towers combine to create diversity, and follow a logical structure aligned to better solar access. The ridgeline of the site crests and falls from the east to the west and to the south. Pushing the buildings down into the site and reducing building heights on all boundaries helps the masterplan to reflect the natural landform.



CREATING THREE KEY BUILDING TYPOLOGIES FOR THE SITE

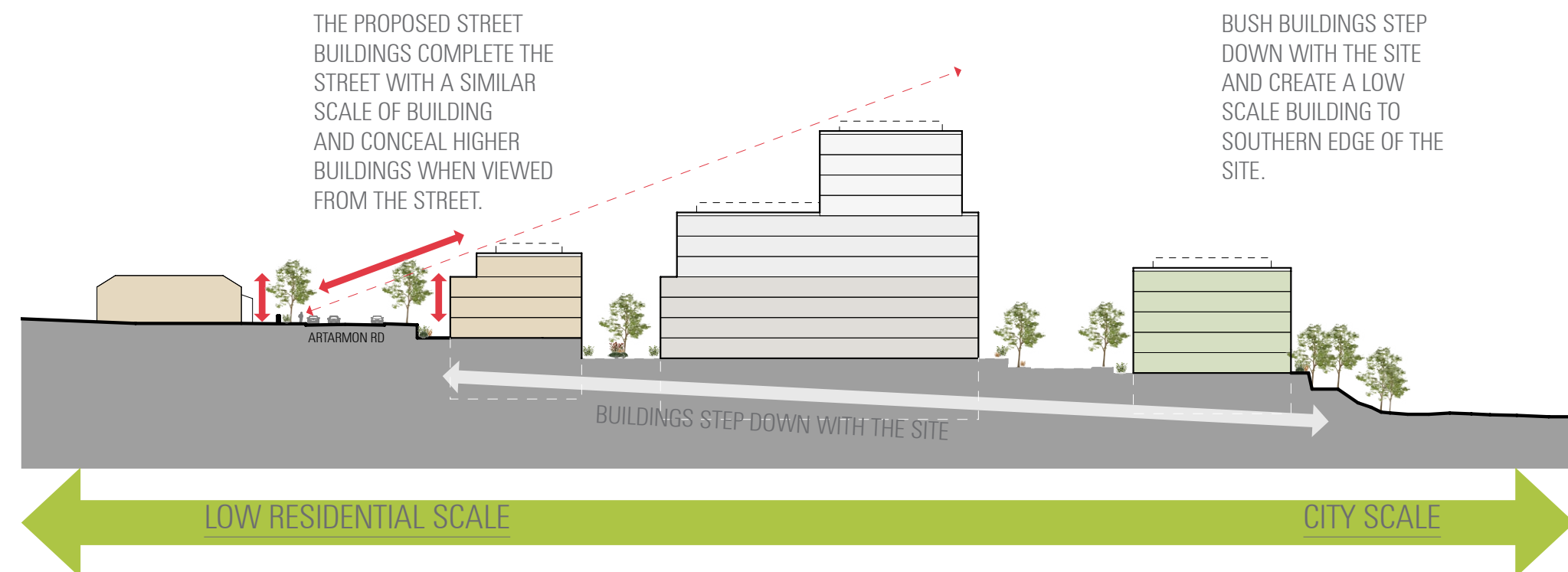
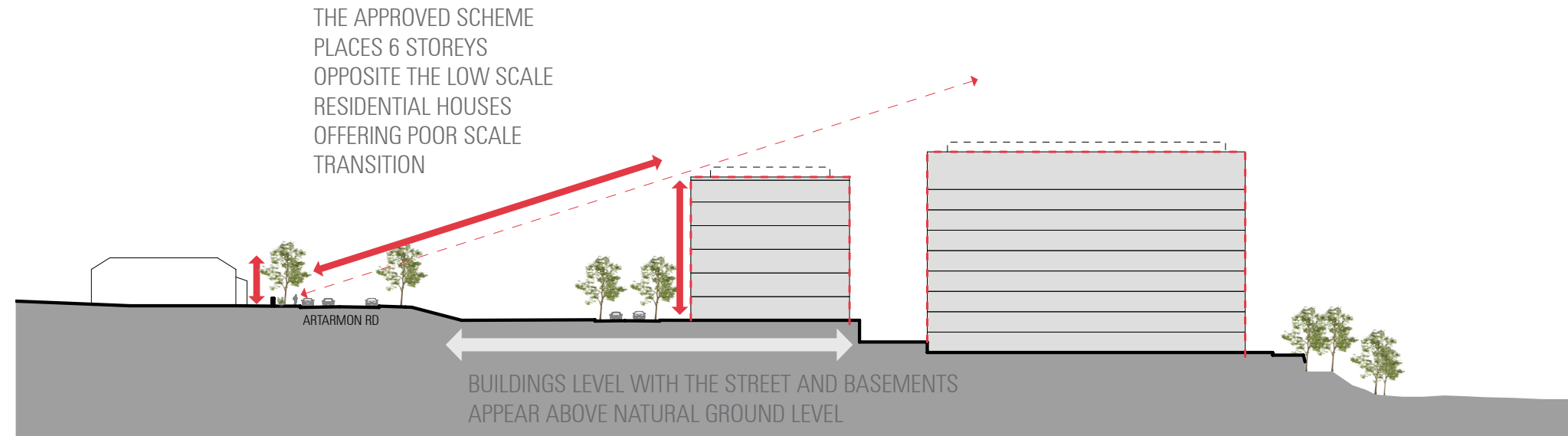


A CREST THAT
FOLLOWS THE
TOPOGRAPHY



3.10 A TRANSITIONAL SCALE

Careful attention has been paid to the scale of buildings. The street buildings proposed help to complete a street that is of a similar scale to the single and double storey houses. They also help to shield the public street from seeing the higher buildings which are setback into the site. The result is a better transition of building scale from the low scale residential street to the taller buildings within the site and then the large infrastructure of the highway and city beyond. Within the site, buildings have been set down below natural ground level to reduce visible bulk and allow buildings to step down with the natural fall of the hillside. This ensures no basements are visible from the public domain.

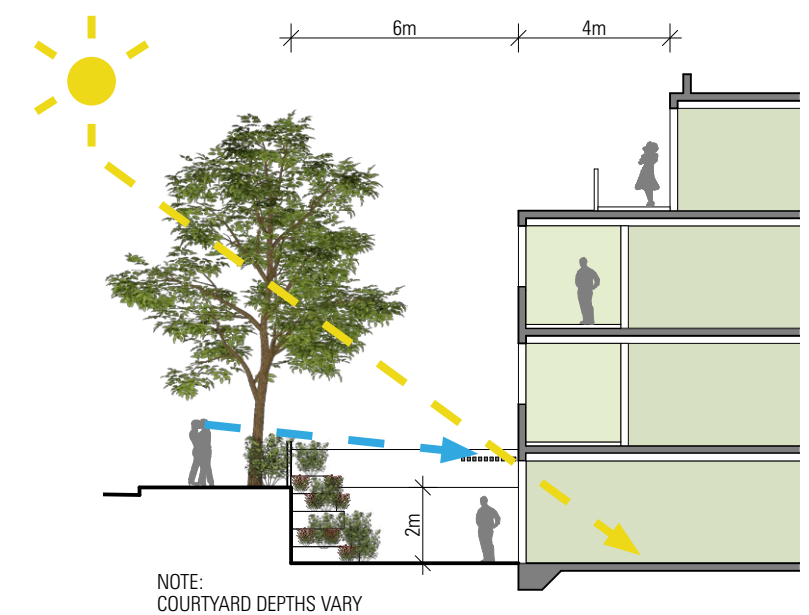
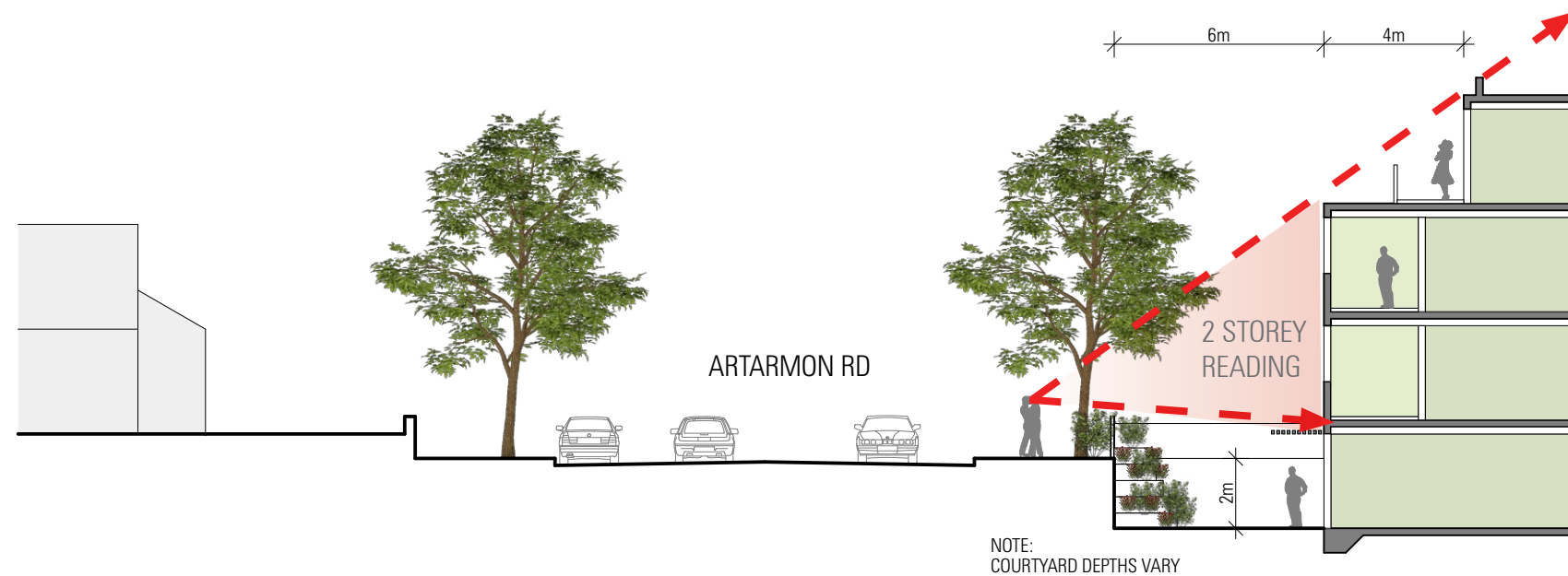


3.11 A LOW SCALE STREET

The street buildings along Artarmon Rd and Richmond Ave have been carefully designed to reflect the low scale residential character of the area. The bottom level of the buildings have been lowered beneath street level to conceal its mass, whilst the top storey has been setback from the street. The resultant visible mass is two storeys, and sits respectfully across from the single storey houses elevated on the escarpment. These street buildings are a critical edge to the site, helping to complete the streetscape, and conceal the higher buildings which sit deep into the site. All existing mature street trees outside the site will be maintained with the exception the trees that conflict with the proposed Scott St. The sunken courtyards still allow for good solar amenity, whilst a planted street edge and fence will reduce overlooking from the street.

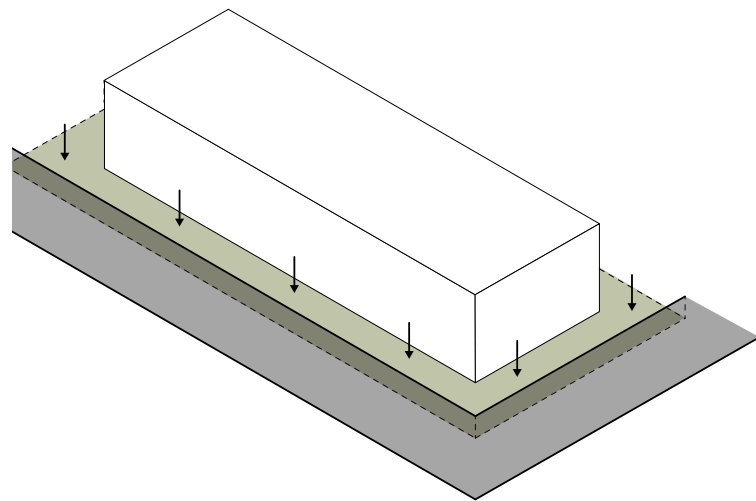


Precedent of apartment amenity for sunken levels. Source: Garden House by De Matos Ryan

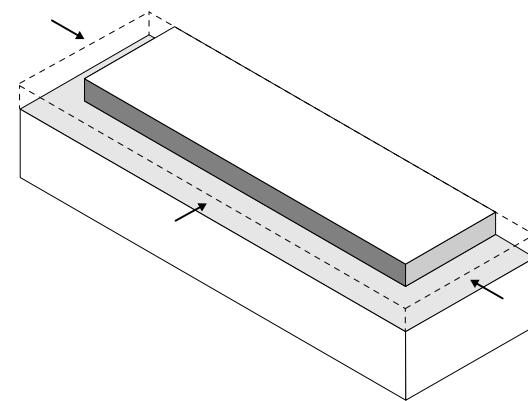


3.12 A LOW SCALE STREET EDGE

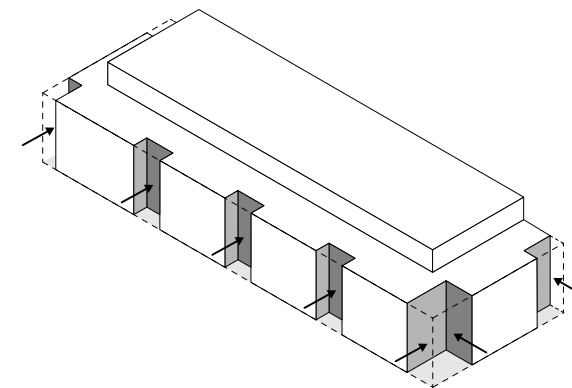
The design of the street buildings focuses on providing a respectful scale of building to the surrounding neighbours. These buildings have been lowered into the site and broken down to a domestic module. The top floor has been pushed back and bulky corners have been reduced. Materiality of brick and terracotta is reflected across the street.



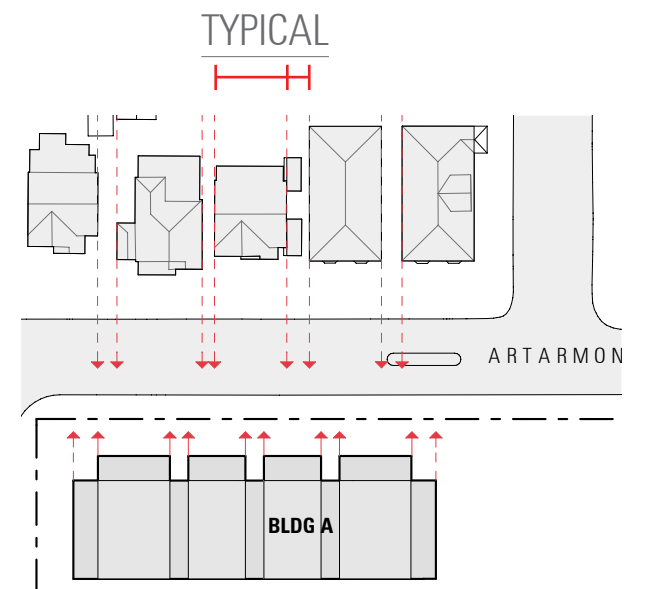
LOWERING THE GROUND
FLOOR INTO THE SITE



PUSHING BACK THE TOP FLOOR TO
REDUCE VISIBLE MASS



ARTICULATE THE BUILDING WITH INDENTS
TO CREATE DOMESTIC SCALED FORMS
WITH STRONG CORNER INDENTS



BUILDING ARTICULATION IS SCALED
TO REFLECT THE LOCAL CONTEXT

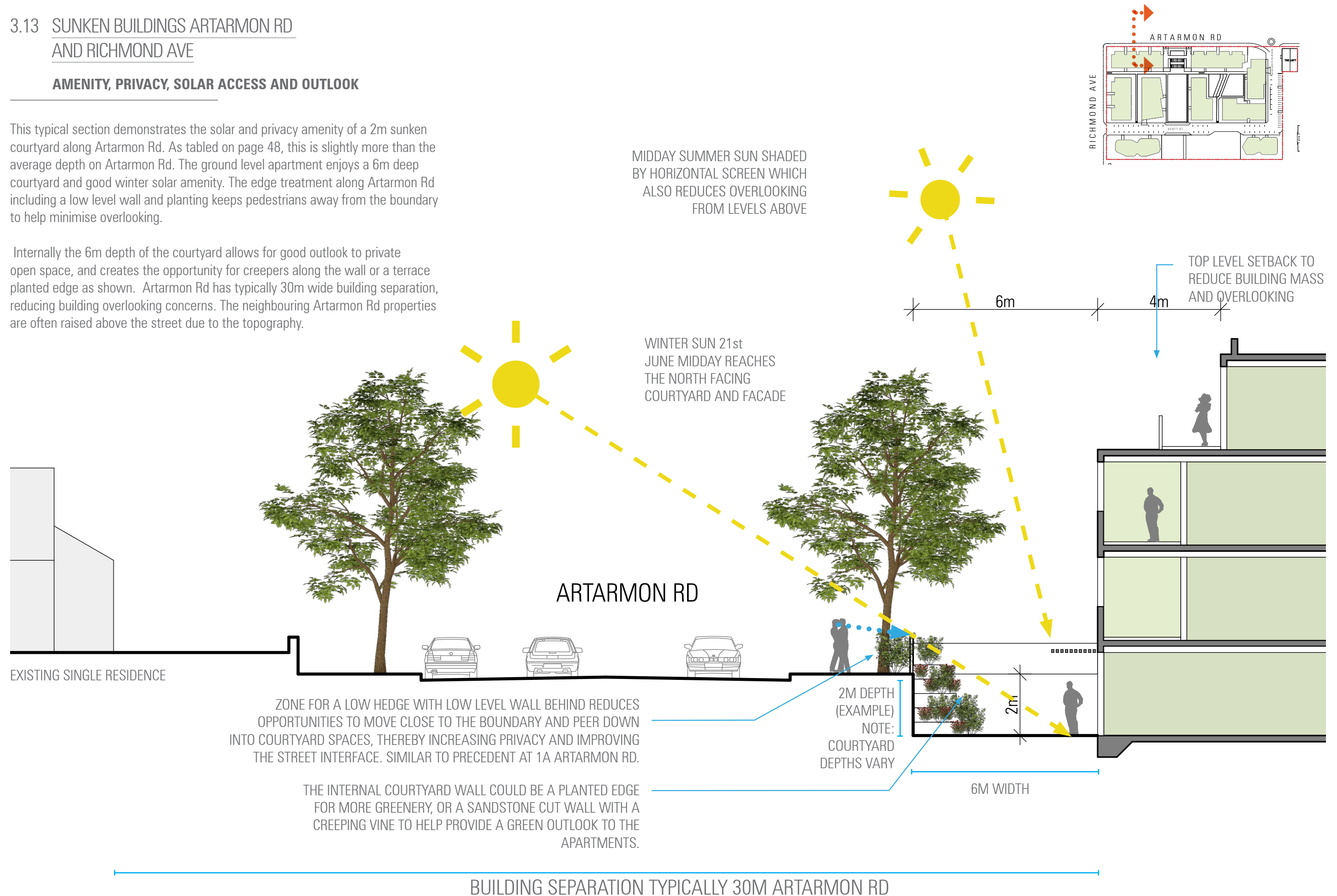


3.13 SUNKEN BUILDINGS ARTARMON RD AND RICHMOND AVE

AMENITY, PRIVACY, SOLAR ACCESS AND OUTLOOK

This typical section demonstrates the solar and privacy amenity of a 2m sunken courtyard along Artarmon Rd. As tabled on page 48, this is slightly more than the average depth on Artarmon Rd. The ground level apartment enjoys a 6m deep courtyard and good winter solar amenity. The edge treatment along Artarmon Rd including a low level wall and planting keeps pedestrians away from the boundary to help minimise overlooking.

Internally the 6m depth of the courtyard allows for good outlook to private open space, and creates the opportunity for creepers along the wall or a terrace planted edge as shown. Artarmon Rd has typically 30m wide building separation, reducing building overlooking concerns. The neighbouring Artarmon Rd properties are often raised above the street due to the topography.





3.14 VIEW 5- PROPOSED VIEW ARTARMON RD LOOKING EAST

Artists Impression - Indicative only