

6-30 Artarmon Road & 15 Richmond Avenue, Willoughby

S75W DESIGN RESPONSE 2
Prepared for the Department of Planning, Industry and Environment

17th JULY 2020

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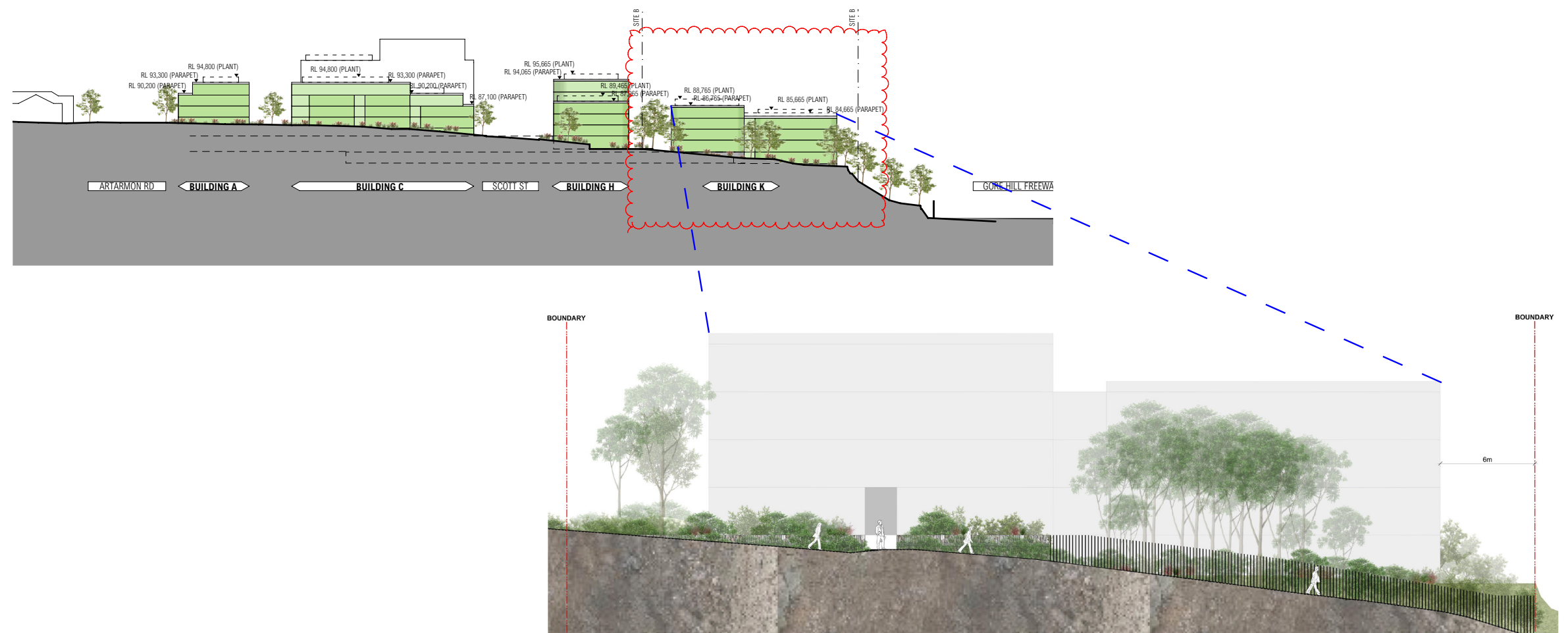
1.1 HEIGHT RESPONSE

Whilst the original submission was founded on sound urban design principals and consistent with the Concept Approval's design ethos the proposed building envelope has been amended in response to feedback received from the Department of Planning, Industry and Environment, Willoughby City Council and the Community. The design team has undertaken additional testing to lower the building height and scale that further addresses the lands topography and street presentation while considering key constraints of the site.

The overall height of Building K has been reduced by 1.2m to further respond to the topography of the site and step down from adjacent Building H from the north.

The basement and elevated landscape zone fronting Richmond Avenue has been reduced in height to further reinforce the buildings four storey presentation to the street while still providing a generous 10m and 6m setback from Richmond Avenue for lush landscaping treatment. The buildings pedestrian entrance has been relocated further north up Richmond Avenue to address the revised building levels and provide direct street access.

Overall the stepping heights, four storey presentation and lush landscaped treatment truly exhibits the proposals boutique scale and sympathetic response to the context and existing Concept Plan. Removal of the 233m transmission tower and replacement with this appropriately scaled building is considered to be a significantly improved urban outcome for the site and broader community.



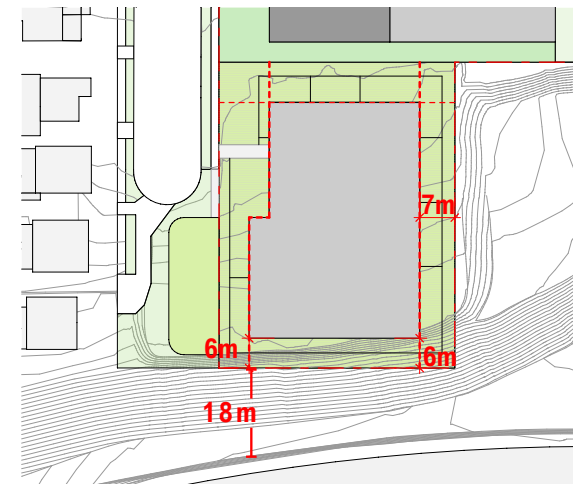
1.2 SOUTHERN SETBACK

The original submissions southern setback was founded on sound urban design principles that celebrated the escarpments natural topography and provided opportunity for enhance building articulation. Notwithstanding this, in response to feedback received, the southern setback has been increased to be a consistent 6m setback.

The amendment will create increased separation between Building K and the landscaped reserve to the south while providing space for additional new landscaping that will be sympathetic to the surrounding bushland.

The increased southern setback from 3m to 6m will also reduce the buildings western length presenting to Richmond Avenue.

As addressed in previous views analysis the future Building K presents an acceptable outcome regarding building visibility at a 3m setback from all southern viewpoints. The increase to 6m along the full length will further enhance this southern elevation with greater screen planting also provided.



SOUTHERN SETBACKS PLAN



APPROVED CONCEPT PLAN



PROPOSED BUILDING K



EXISTING FREEWAY PLANTING