

SHOR DEVELOPMENT

SSD RESPONSES
17.06.18



1.0 VIEW IMPACT – HERBERT STREET RESIDENCES AND GORE HILL OVAL

The following views illustrate the impact of the proposed development on the residences on Herbert Street. The western view from the upper levels of residences along Herbert Street is towards the greenery of Gore Hill Oval across the rooftops of aging low rise buildings on the RNS campus, and is bordered by the red brick Building 36 to the north and 207 Pacific Hwy to the south. The new development is located in the centre of that view. On the lower levels (level 11) the view of the greenery is partially obscured, however visibility is maintained to either side of the building, and the sky view is not obstructed. On the upper levels (level 21), there is distant views to the Paramatta River. These views are maintained over the rooftop of the new development. Greenery surrounding Gore Hill also remains visible.

Future development on Site 4b to the east of the proposed development is likely to partially or wholly obscure the view of the development from Herbert Street in the future.

The new development is visible from across Gore Hill oval, and sits comfortably within the heights established by 207 Pacific Highway. The significant mature trees that border the oval along Reserve Road provide a landscaped green base to the view.



VIEW LOCATION PLAN



1. EXISTING VIEW FROM LEVEL 11, 3 HERBERT STREET (NORTHERN APARTMENT)



2. EXISTING VIEW FROM LEVEL 21, 3 HERBERT STREET (SOUTHERN APARTMENT)



3. EXISTING VIEW FROM GORE HILL OVAL



1. PROPOSED VIEW FROM LEVEL 11, 3 HERBERT STREET (NORTHERN APARTMENT)



2. PROPOSED VIEW FROM LEVEL 21, 3 HERBERT STREET (SOUTHERN APARTMENT)



3. PROPOSED VIEW FROM GORE HILL OVAL

2.0 IMPACT ON GORE HILL OVAL AND GORE HILL PARK

VISUAL IMPACT

As illustrated in the view study on the previous page (Figure 3.) the new development is visible from across Gore Hill oval, and sits comfortably within the heights established by 207 Pacific Highway. The significant mature trees that border the oval along Reserve Road provide a landscaped green base to the view.

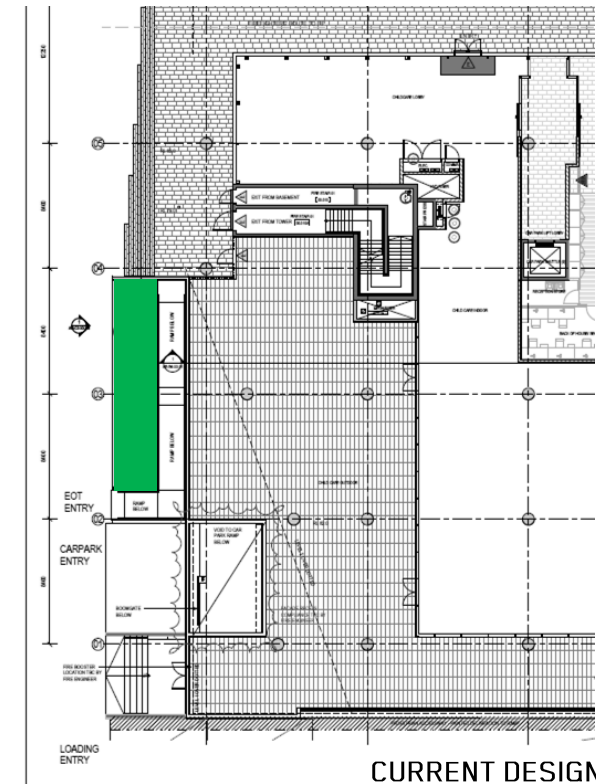
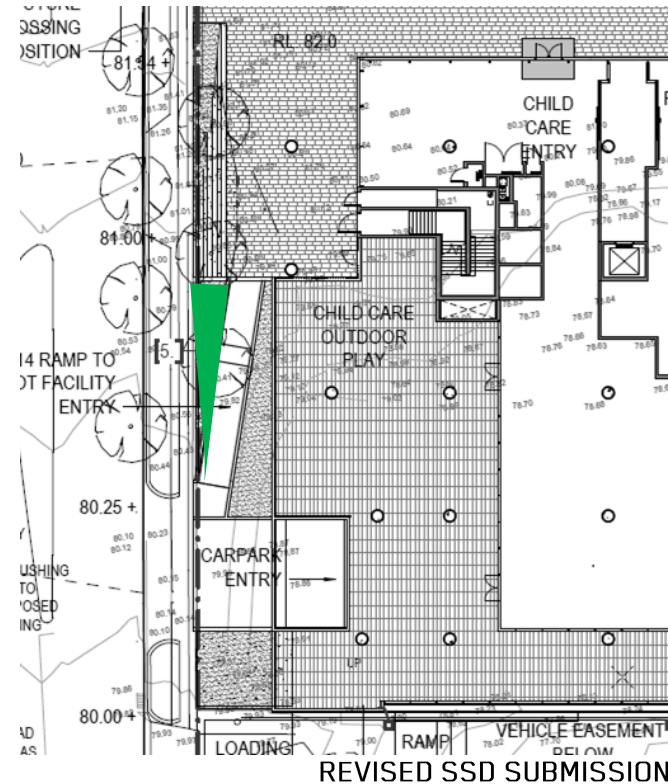
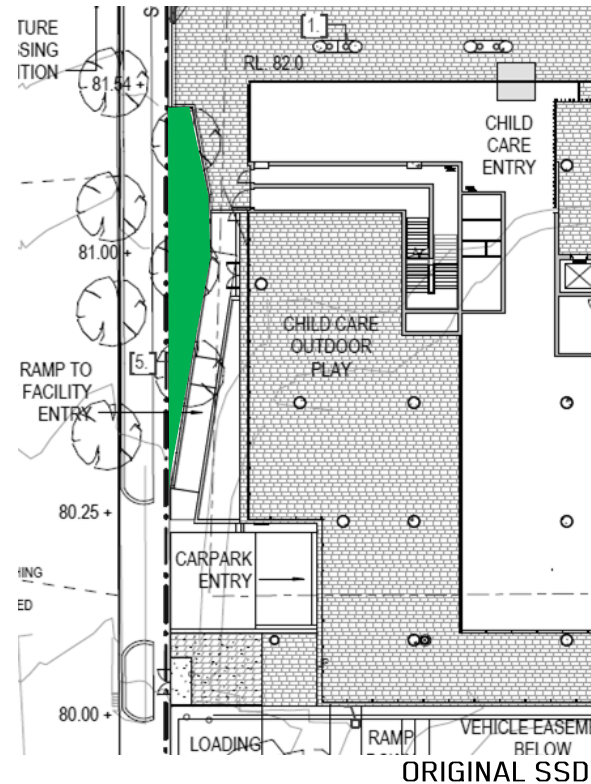
SOLAR IMPACT

Shadow diagrams of the new development were submitted with the original submission (refer following pages). As illustrated, the new development has no impact on Gore Hill Oval at any time throughout the day during the summer solstice or the equinox in March and September. In mid winter, the impact is minor along the eastern edge of the oval in the morning (9am) and has no impact from approximately 11am onwards.

LANDSCAPING ALONG STREET EDGE

In response to the GoA commentary, the interface of the building to the public domain has been improved through the use of a broad shallow stair, opening up the colonnade to the street, giving it a more appropriate frontage as an urban building with hundreds of visitations throughout the day. The previous triangular shaped garden bed has been changed in shape and improved since the original submission to increase its depth to better suit significant planting.

The diagram on the following page illustrates the extent of landscaping along Reserve Road



2.0 IMPACT ON GORE HILL OVAL AND GORE HILL PARK (cont'd)

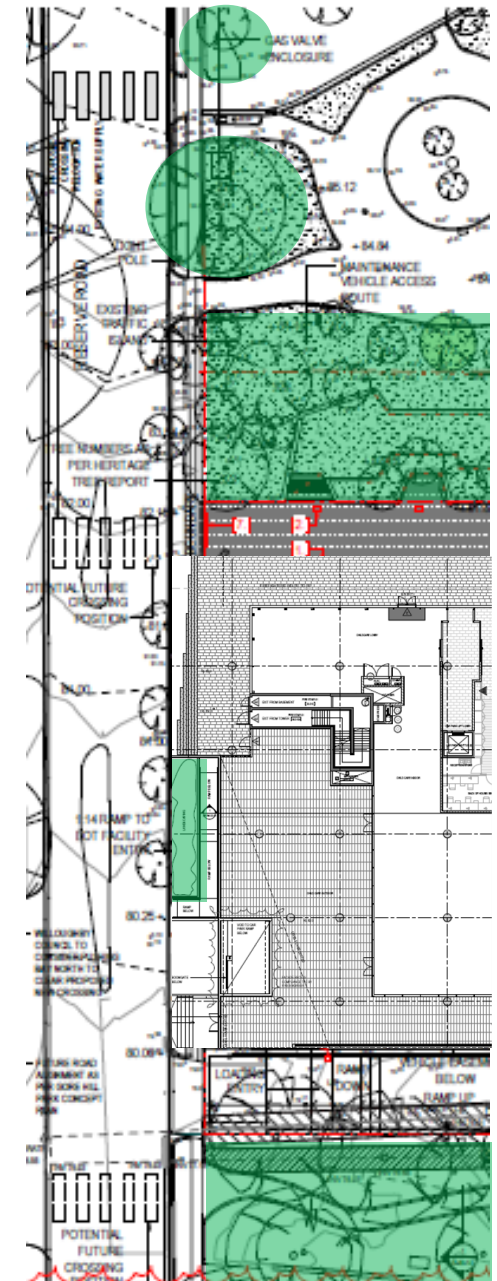
LANDSCAPING ALONG STREET EDGE

The adjacent diagram illustrates the extent of landscaping along the eastern edge of Reserve Road in front of the proposed development and immediately to its north and south.

The garden court to the north is significant in size and amenity, with large trees planned within this area. It is prominent in view from the road and from Gore Hill oval, and as an outlook for the building's occupants, and will create a major green space for the benefit of the campus and the public domain.

The proposed development will have a significant impact on the increasing urbanization of the campus, and it is important to consider its street presence as having a balance between 'landscape' (provided in the northern garden) and urban interface, provided by the broad stair and paved colonnade welcoming visitors to the building as opposed attempting to screen the building from the street.

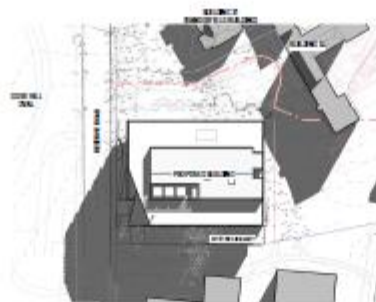
EXTENT OF BOUNDARY



PARTIAL SITE PLAN ALONG RESERVE RD



1 SUN STUDY - JUNE 21, 9AM



2 SUN STUDY - JUNE 21, 12PM



3 SUN STUDY - JUNE 21, 3PM



4 SUN STUDY - SEPT 21, 9AM



5 SUN STUDY - SEPT 21, 12PM



6 SUN STUDY - SEPT 21, 3PM



7 SUN STUDY - DEC 21, 9AM



8 SUN STUDY - DEC 21, 12PM



9 SUN STUDY - DEC 21, 3PM



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