



NOs. 243-255 PENSHURST STREET, WILLOUGHBY

CONCEPT MASTER PLAN

20 DECEMBER 2017

GMU
Urban Design & Architecture

SITE CONTEXT



Site context

The site is located at Nos.243-255 Penshurst Street, Willoughby. It has two street frontages to Penshurst Street and Crabbes Avenue.

The site is located in close proximity to:

- Chatwood Centre (approx. 1.5km / 20min walk)
- Chatswood East shops (approx. 440m / 5min walk)
- High Street shops (approx. 230m / 5min walk)
- Penshurst Street shops (approx. 700m / 10min walk)

FIGURE GROUND

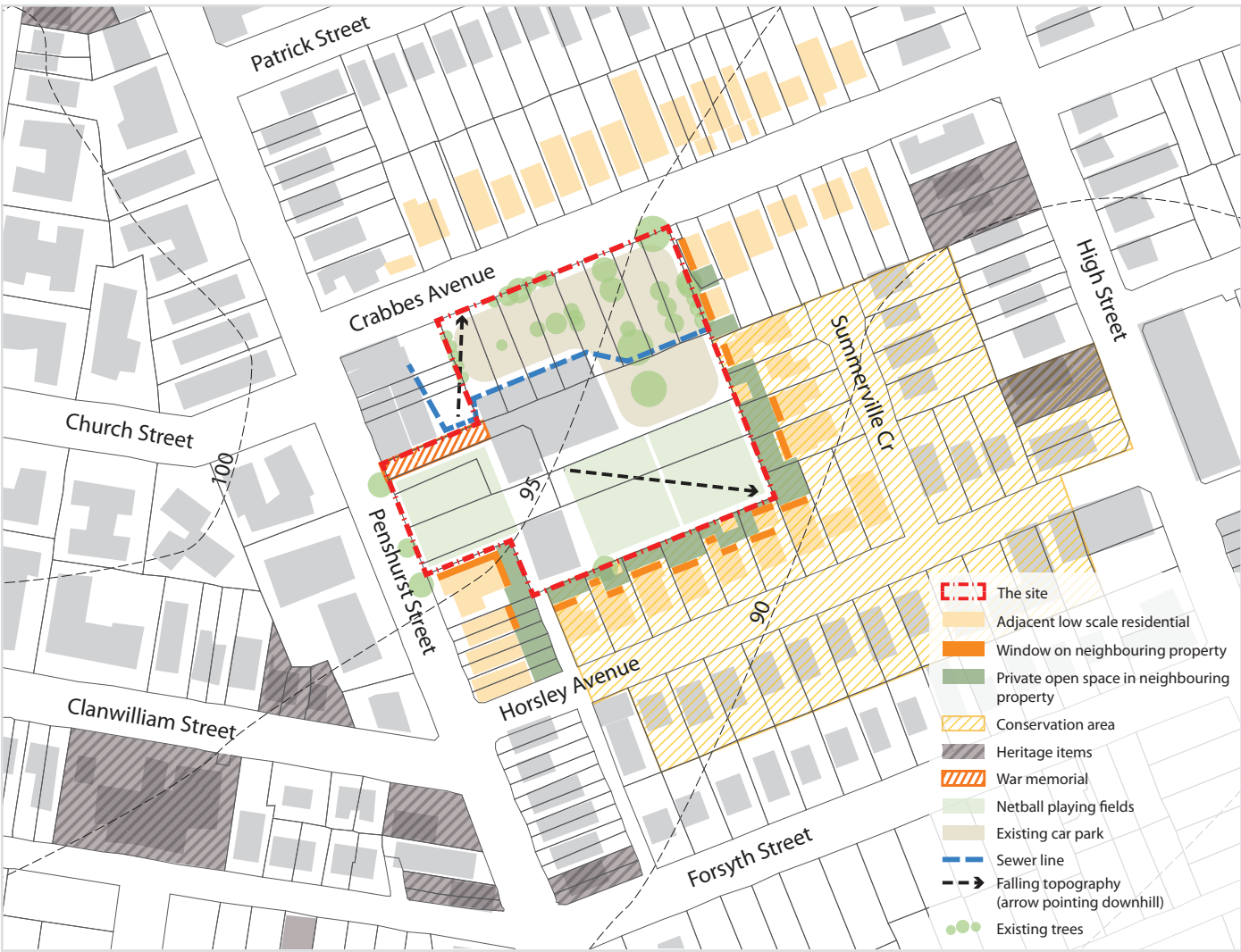


Figure ground study

The figure-ground study illustrates the existing building heights and building footprints within the area. The area is characterised by:

- 4-5 storey scale to the west of Penshurst Street.
- Predominant 1-2 storey dwellings to the east.
- 'Fine-grain' buildings immediately adjacent to site boundaries.

CONSTRAINTS AND OPPORTUNITIES



Constraints

The main constraints for the subject site are:

- Lower scale context
- Horsley Avenue Conservation Area
- 'Fine-grain' built form character
- Private backyards and windows facing the site
- Existing War Memorial and Rose Garden
- Existing trees and unused bowling greens
- Existing east-west easement
- Sloping topography - 4m variation



Opportunities

The opportunities for the subject site are:

- Close proximity to existing amenities
- Large land parcel in single ownership
- Club buildings out-dated and in need of redevelopment

The strategy aims to:

- Retain and enhance the War Memorial as a focal point.
- Locate lower scale fine-grain built form along the boundaries.
- Provide a stepping down in scale from Penhurst Street to surrounding streets and boundaries.
- Capitalise on potential district views.
- Enhance and soften building forms with significant landscaping.

CONCEPT MASTER PLAN



Concept master plan

KEY DESIGN PRINCIPLES

The key design principles guiding the redevelopment of the site are:

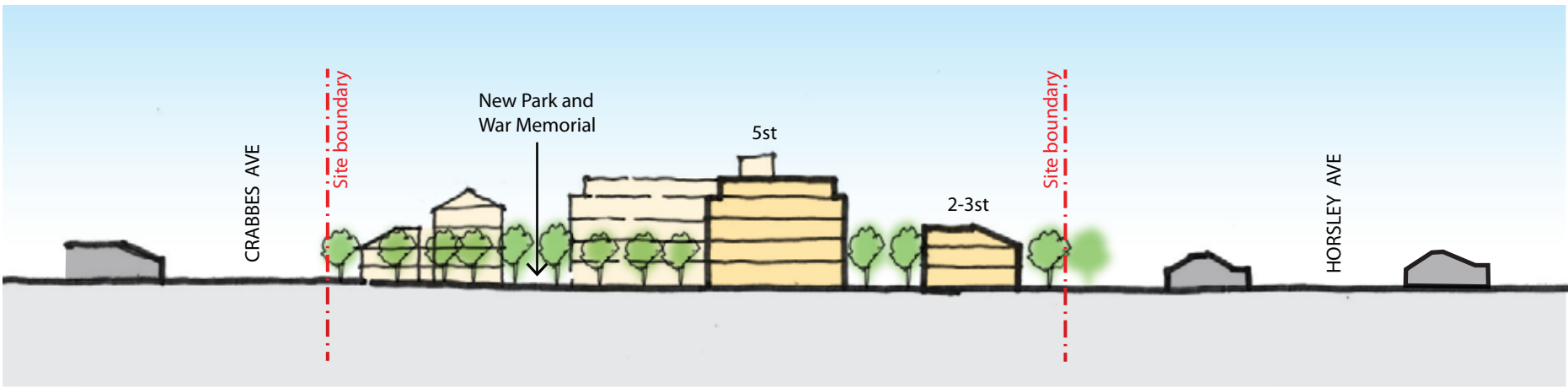
- Provide 'fine-grain' built form with large landscaped setbacks to Crabbes Avenue and the eastern and southern boundaries responding to the existing lower scale residential character and conservation area.
- Locate taller built form at the centre of the site, mitigating potential visual and amenity impacts on surrounding residential properties.
- Provide a new local park together with new War Memorial civic space to face Crabbes Avenue.
- Provide internal green landscaped open spaces and rooftop gardens to maintain the leafy residential character.
- Locate main vehicular entry from Crabbes Avenue with all parking in the basement.
- Provide new Club facilities with active frontages facing Penshurst Street.
- Provide a potential link through to the new War Memorial and community park, increasing the permeability through the site.
- Retain existing trees on site where possible, subject to further study.

Based on a preliminary testing, GMU considers that the proposed concept master plan is capable of satisfying solar access and cross ventilation provisions under SEPP 65.

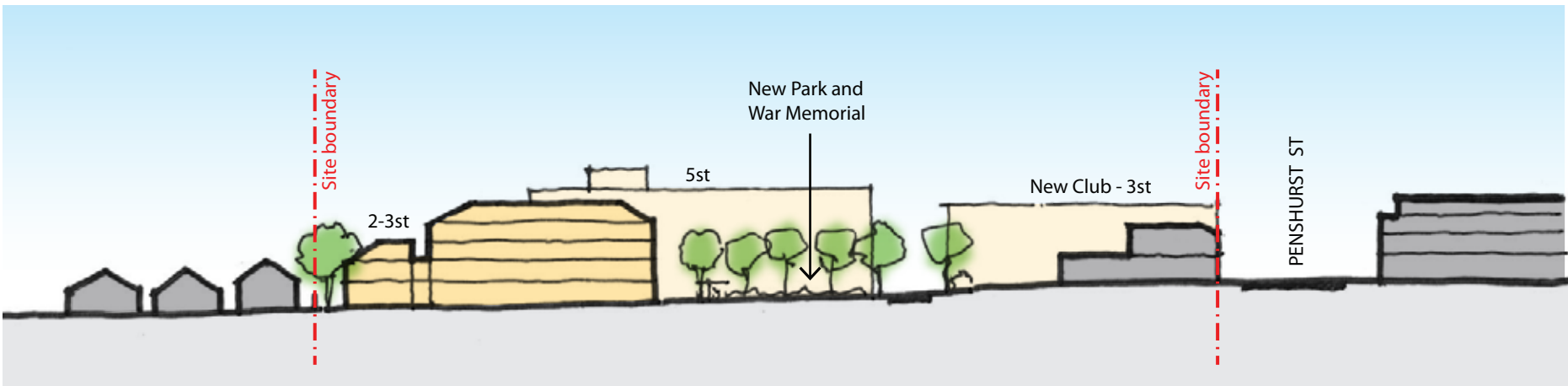
INDICATIVE SECTION STUDY



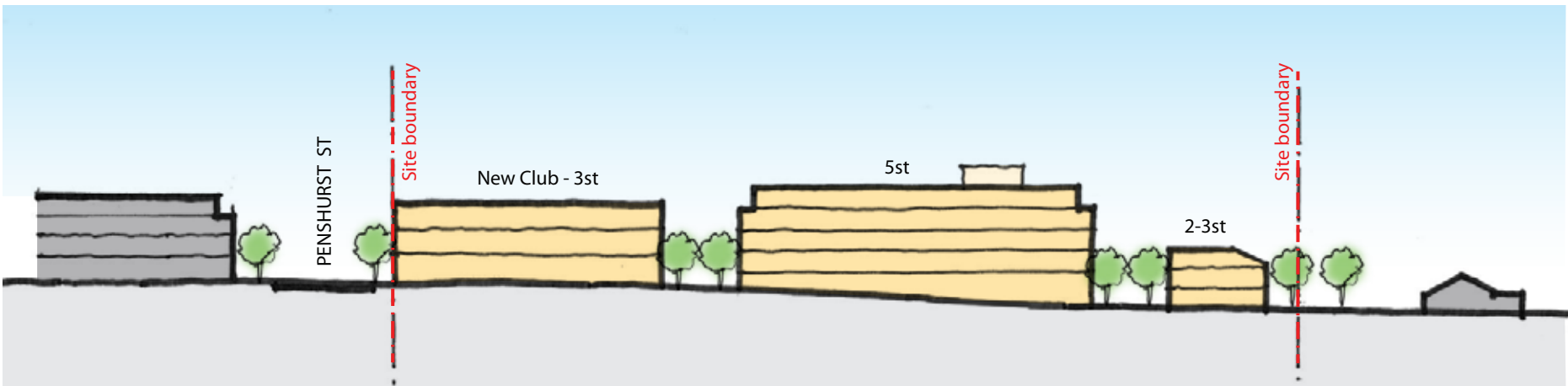
Key sections



Section AA



Section BB



Section CC

PRELIMINARY SHADOW IMPACT STUDY



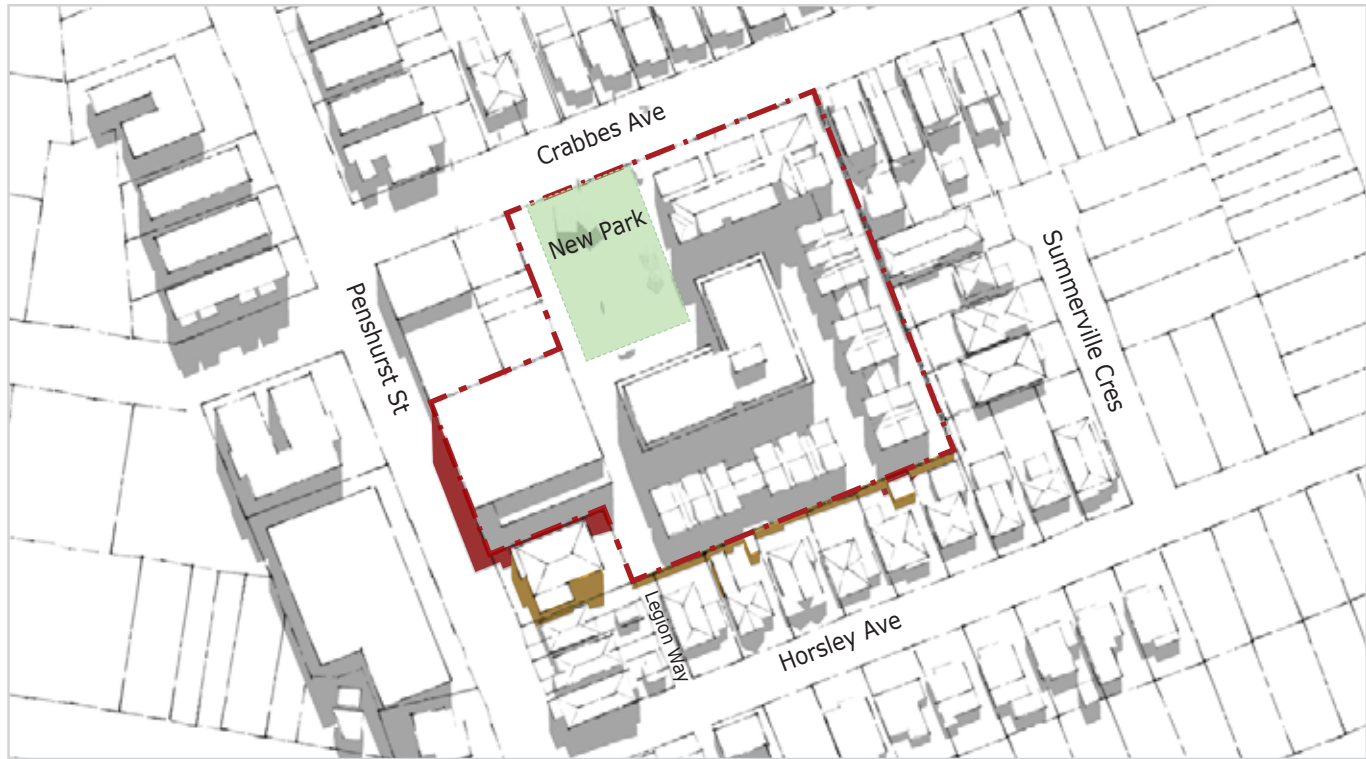
JUNE 22 - 9AM



JUNE 22 - 10AM



JUNE 22 - 11AM



JUNE 22 - 12PM

 Subject Site  Shadow created by the existing buildings and fences  Potential additional shadow created by the concept plan  Proposed new park

PRELIMINARY SHADOW IMPACT STUDY



JUNE 22 - 1pm



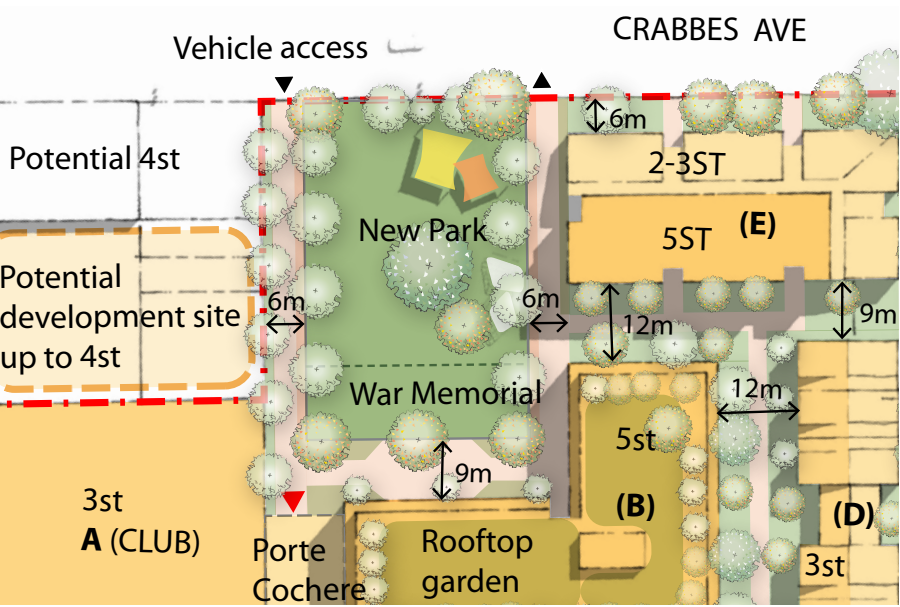
JUNE 22 - 2pm



JUNE 22 - 3pm

 Subject Site
 Shadow created by the existing buildings and fences
 Potential additional shadow created by the concept plan
 Proposed new park

THE PROPOSED PARK AND CIVIC SPACE



The proposed new park and civic space



Rouse Hill Plaza



Paddington Reservoir Garden, Paddington



Grasmere Children's Park, Cremorne

ARTIST'S IMPRESSION OF THE PROPOSAL



Artist's impression of proposed built form and new local park fronting Crabbes Avenue