



Movement





APPENDIX J – Stakeholder Roundtable Breakfast



Letter to Councillors and Progress Associations



15th October 2012

Dear

Your invitation to attend our Stakeholder Roundtable Breakfast

I am writing on behalf of Nine Network Australia Limited to inform you of our upcoming community consultation process for our Willoughby Studio site located at 6-30 Artarmon Road, Willoughby and to invite you to participate in our Stakeholder Round Table Breakfast.

It is now public knowledge that Nine Network Australia has resolved to progress its plans to relocate its facilities off the Artarmon Road site at a future point in time. The Willoughby site is the last remaining campus style television studio on the East Coast of Australia.

The studios officially opened their doors on the 27th October 1956. Over the past 56 years there have been considerable changes in technology that have impacted on how the industry undertakes television production and broadcasting. Nine Network Australia is carefully considering the advancement of its relocation plan. You will be aware that the Seven Network, Ten Network and the ABC have all moved from their campus style facilities.

While no date has been set for our relocation we understand the significant timeframe that is involved in changing the zoning and the land use vision of a brownfield site. It is for this reason that we formally commenced the process in 2010 with the lodgement of our Preliminary Environmental Assessment (EA) and Major Project Declaration through the NSW Department of Planning.

Our Preliminary EA put forward a residential concept that concentrated tall residential towers of 16-20 storeys in height in the middle of the site with lower scale 2-5 storey residential buildings along Artarmon Road and Richmond Avenue. We have listened to community concerns and the views expressed by the NSW Department of Planning. We have assembled a new multi-disciplinary design team headed by Lend Lease and SJB Architects and Urban Designers. Our project team are adopting a design approach which is driven by detailed site analysis and understanding of the local built and landscape context.

Over the past 56 years Nine Network Australia has acted as a good neighbour to the residents of Willoughby. We understand that our relocation is a sensitive issue and we are keen to ensure that at a future point in time our site will deliver a positive and beneficial outcome for the suburb. We will shortly be inviting residents and interested stakeholders to join us at the drawing board to participate in the design process. The reality is that there is no Concept Plan in place to guide the residential redevelopment of the site. Our approach is to present design and landscape parameters for the site and the three residential land use options that have been formulated in response to these parameters.

Nine Network Australia recognises the important role that you play as an integral stakeholder in the design process and would like to invite you to attend a Stakeholder Round Table Breakfast on Friday 2nd November 2012 from 7am to 9am. The breakfast will be held at our Willoughby Studios located at 6-24 Artarmon Road. Please proceed through security to reception where we will meet you for this event. The Round Table is being held ahead of the community consultation events that will follow on the 7th and 8th November 2012.

If you would like to attend the Breakfast Round Table, or would care to arrange a time to discuss the project with me, I ask that you liaise directly with Belinda Barnett, Director Urban Concepts. Nine Network Australia has engaged Urban Concepts to facilitate the implementation of our community consultation process. Please phone Belinda on telephone number 9964 9655 during business hours or email belinda@urbanconcepts.net.au

I look forward to welcoming you to the breakfast and to working with you over the coming months to advance a residential development concept for our Willoughby Studios site that has community and stakeholder support.

Yours faithfully

Scott Soutar
Station Manager

NINE NETWORK AUSTRALIA PTY LTD

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Confirmation of Registration Letter

1 November 2012



Dear Participant,

NINE NETWORK AUSTRALIA WILLOUGHBY STUDIO SITE STAKEHOLDER ROUNDTABLE EVENT CONFIRMATION

Thank you for registering to attend our Stakeholder Roundtable Breakfast to be held from 7am to 9am on Friday 2nd November 2012 at the Nine Network Australia Willoughby Studio Site.

When you arrive at the Studio please enter off Artamon Road and proceed through Security to Reception. Please tell Security your name and that you are attending the Roundtable Breakfast Event.

If you are planning to drive and have not advised us that you will be requiring on site car parking then we ask that you advise us by 4pm today so we can arrange a visitor space for you.

Once at Reception we will commence the event with a short walk around the site before the presentation. Please advise us by return email if you have any accessibility restrictions so that we can make an alternative arrangement. We will serve light refreshments comprising tea, coffee, juice, pastries and fruit. Please advise us if you have any special dietary requirements.

We have allowed 2 hours for the event. The list of attendees for this event is attached.

On behalf of Nine Network Australia and Urban Concepts I look forward to meeting you tomorrow.

Yours faithfully

Belinda Barnett

Director

Urban Concepts

Enc.

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Urban Concepts is a division of Ambaska Holdings
ACN 074 171 065 ABN 96 074 171 065



REGISTERED ATTENDEES



NAME	COMPANY
Coppock, Stuart	Willoughby City Council Councillor
Ellis, Jeff	Willoughby City Council Economic and Property Development Director
Eriksson, Hugh	Willoughby City Council Councillor
Giles-Gidney, Gail	Willoughby City Council Councillor
Head, Steven	Willoughby City Council Infrastructure Services Director
Hooper, John	Willoughby City Council Councillor
Kemp, Helene	Naremburn Progress Association Secretary
Laveaux, Viviane	Naremburn Progress Association Committee Member
McClure, Linda	Willoughby City Council Strategic Planning Manager
Mustaca, Tony	Willoughby City Council Councillor
Nguyen, Lara	Willoughby City Council Strategic Planner
Norton, Wendy	Willoughby City Council Councillor
O'Brien, Frances	Naremburn Progress Association President
Promnitz, Roger	Naremburn Progress Association Vice President
Reilly, Pat	Willoughby City Council Mayor
Rozos, Angelo	Willoughby City Council Councillor
Rutherford, Judith	Willoughby City Council Councillor
Saville, Lynne	Willoughby City Council Councillor



NAME	COMPANY
Sloane, Michelle	Willoughby City Council Councillor
Stevens, Mandy	Willoughby City Council Councillor
Taffel, Bob	South Willoughby Progress Association
Tobin, Nick	Willoughby City Council General Manager
Wiland, Eva	Artamon Gazette Editor
Wilson, Tedd	Federation of Progress Associations
Wright, Nic	Willoughby City Council Councillor





Briefing Paper



NINE NETWORK AUSTRALIA

PROPOSED CONCEPT MASTERPLAN FOR THE WILLOUGHBY STUDIOS SITE

PROJECT OVERVIEW

DATE OF ISSUE WEDNESDAY 24TH OCTOBER 2012

1. Project Vision

Through careful consideration of the site's unique setting, characteristics and heritage, the Concept Masterplan will outline the future role of the Nine Network Willoughby Studios. For the first time in generations the local community will be able to access, enjoy and engage with the site. A range of residential, community and retail uses will be set within a network of open spaces. Design and development of the highest quality will ensure the site contributes to Willoughby's cultural and environmental heritage.

You are invited to engage with the process and help us shape the future of this unique site.

2. Project Overview

This project involves the preparation of a Concept Plan to guide the future residential redevelopment of the Nine Network Australia Willoughby Studios site. A Concept Plan establishes the land use and development standards to guide how a site will be developed over time. In this way it is similar to a master plan. The Concept Plan does not detail the architecture of a building in the same way as a development application.

The Concept Plan for the Nine Network Willoughby Studios will establish:

- The appropriate residential land use zoning of the site.
- The location of new building forms and where residential, supporting retail, open space and community uses will be located.
- A public domain and a local street pattern to link the site to the surrounding area and ensure its connectivity to the surrounding neighbourhood.
- The building envelopes of future residential buildings in terms of height, setbacks, the number of dwellings and residents that the site can support.
- The proportion of the site to be landscaped open space and its use – village square, playground or passive recreational space.
- Principles to guide the style of architecture, environmental sustainability and community interaction.
- Transport and accessibility standards for on-site car parking, pedestrian thoroughfares and bicycle amenities.

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3. The Planning Process

Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) is a development assessment stream used by the NSW State Government to assess and determine major projects. Under Part 3A, approval can be sought for a Concept Plan Approval or a Project Approval. Whilst Part 3A of the Act was repealed by the government in early-2011, transitional arrangements were put in place to ensure that the projects that were already being assessed under Part 3A (including the Channel 9 Concept Plan) would remain within this assessment stream.

Concept Plans are generally prepared for large-scale projects involving a significant land area. A Concept Plan acts as a blueprint for a development and is essentially a masterplan that guides future detailed applications for development. It provides a broad outline of land uses, building footprints and envelopes, vehicle and pedestrian access arrangements, and environmental assessment mechanisms for a development.

The current Part 3A application for the Channel 9 site is for a Concept Plan which seeks to establish the broad development framework for the site that will then be used to guide the future preparation of detailed Development Applications for development on the site.

Under Part 3A of the Act, there are three distinct assessment stages which the proponent must undertake:

- Preliminary Environmental Assessment – submitted at the beginning of the process to allow the Minister to determine whether Part 3A of the Act will apply to the project. This assessment provides a brief description and indicative scope of the Concept Plan, and is often accompanied by preliminary plans.
- Environmental Assessment – this stage involves the proponent commencing the process of consulting with the community and preparing detailed plans and technical assessment reports to support the Concept Plan. The level of design and technical studies required is determined by the project-specific environmental assessment requirements issued by the Director General of the Department of Planning and Infrastructure in response to the Preliminary Environmental Assessment.
- Preferred Project – following the public exhibition, the proponent has an opportunity to further refine or amend their Concept Plan in response to the feedback received from the general public, Department of Planning and Infrastructure, government agencies, and other key stakeholders such as Council and local community groups. The Preferred Project is then submitted to the Department of Planning and Infrastructure who assess the project and make a recommendation to the NSW Planning Assessment Commission (PAC), who are an independent panel appointed by the Minister for Planning to exercise his functions to determine Part 3A projects.

The Preliminary Environmental Assessment for the Channel 9 site was submitted to the Department of Planning and Infrastructure in early-November 2010, and the Director General's environmental assessment requirements for the Concept Plan were issued on 9 February 2011. Channel 9 is currently in the process of preparing the detailed Environmental Assessment for the Concept Plan.

The transitional arrangements for Part 3A projects previously allowed the submission of the Environmental Assessment (EA) for transitional Part 3A projects (including the Channel 9 Concept Plan Application) by 1 October 2013. On 24 August 2012, however, the *Environmental Planning and Assessment Act 1979* was amended to require that the EA must now be submitted for all transitional Part 3A Projects by 30 November 2012 – 10 months earlier than originally required.

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Should the Concept Plan eventually be approved by the PAC, Willoughby City Council will be responsible for the assessment of Development Applications for the site in accordance with the development parameters established by the Concept Plan. The Sydney East Joint Regional Planning Panel would be the determining authority for Development Applications with a development cost of over \$20 million.

4. Community Consultation Process

Nine Network Australia is committed to working with the local community to ensure that the residential concept for the site is responsive to local needs. To assist us with this aspect of the project we have engaged Urban Concepts, a consultancy that specialises in facilitating community consultation for town planning and development projects.

Urban Concepts has developed a range of consultation initiatives to the local community and interested stakeholders informed about the project and provide you with the opportunity to become involved in the design process. The consultation process will be ongoing through the preparation of the Concept Plan and Environmental Assessment and post lodgement of the documentation with the NSW Department of Planning and Infrastructure.

To learn more about this project, residents and interested stakeholders will be able to:

- **PHONE the Nine Willoughby Information Line on 1800 22 44 24** during business hours, Monday through Friday. If the office is unattended please leave your details and we will return your call.
- **EMAIL URBAN CONCEPTS** your questions and feedback using the project email address info@ninelwilloughby.com.au
- **VISIT THE PROJECT WEBSITE** at www.ninelwilloughby.com.au to review project information, register participation in the consultation process and to provide feedback. **THE WEBSITE WILL GO LIVE THE WEEKEND OF THE 27/28 OCTOBER 2012.**
- **READ COMMUNITY NEWSLETTERS.** Newsletters will be distributed at key project milestones. Local residents of South Willoughby will shortly be receiving our first newsletter.
- **REFER TO REGULAR MEDIA ADVERTISEMENTS** in the North Shore Times.
- **ATTEND COMMUNITY CONSULTATION EVENTS.** Our first consultation events will be a combination of Community Walks and Community Workshops on Wednesday 7th and Thursday 8th November 2012. These events are detailed below.
- **Community Walks**
 - The walks will be held on:
 - Wednesday 7th November 2012 at 3.00pm, 4.30pm and 6.00pm
 - Thursday 8th November 2012 at 3.00pm, 4.30pm and 6.00pm
 - All walks will commence at Nine Network Studios. For safety reasons, participants will walk around the site in groups of 20 participants. We request that all participants wear enclosed footwear. We ask that residents register for a walk as this will ensure that we have enough Guides available for each event. As you will be required to go through security we ask that you arrive 15 minutes prior to the commencement of a walk. Light Refreshments will be available.

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- **Community Workshops**

- The Community Workshops will follow the Community Walks and will involve the presentation of three development options for the site.
- We will hold 2 Community Workshops, each 2 hours in duration on:
 - Wednesday 7th November 2012 at 7-9pm
 - Thursday 8th November 2012 at 7-9pm
- As you will be required to go through security we ask that you arrive 15 minutes prior to the commencement of a walk. Light Refreshments will be available.

- **Community Webinar**

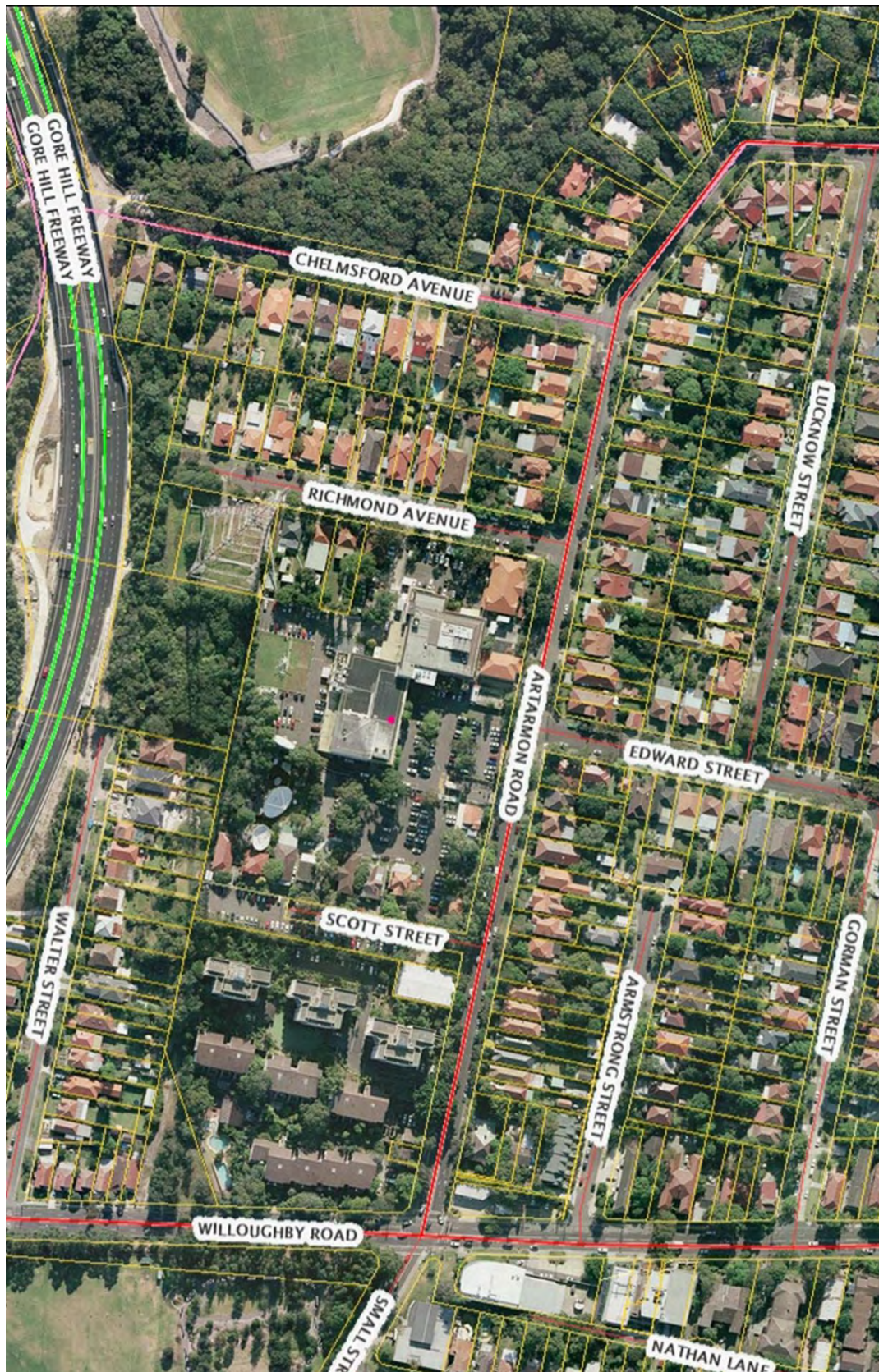
- We will hold an online community webinar about the project on Thursday 8th November 2012 from 11am-12pm. Participants will register for this event through the project website.

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Handout





Final Record of Comments

19th November 2012



Dear Participant,

NINE WILLOUGHBY STAKEHOLDER ROUNDTABLE - FRIDAY 2ND NOVEMBER 2012

FINAL RECORD OF COMMENTS

On behalf of Nine Network Australia I would like to thank you for participating in the Roundtable held on the 2nd November 2012 to discuss the proposed rezoning of the Nine Network Australia Willoughby Studio Site located at 24 Artarmon Road, Willoughby.

We are pleased to forward to you the Final Record of Comments raised during the question and answer session of the briefing. We received two requests for revisions to questions and one additional comment from participants.

The Final Record will be placed onto the project website and will be included in the report that we prepare for submission to Council as part of the development application documentation.

On behalf of Urban Concepts, Nine Network Australia and the consultancy team I would like to thank you for your participation in the community consultation process.

Yours faithfully

Belinda Barnett

Director

Urban Concepts

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FINAL RECORD OF COMMENTS

Stakeholder Roundtable 2nd November 2012



List of Attendees

SURNAME	NAME	COMPANY
Bond	Brendan	South Willoughby Progress Association
Eriksson	Hugh	Willoughby City Council
Giles-Gidney	Gail	Willoughby City Council
Head	Steven	Willoughby City Council
Holmberg	Anita	
Hooper	John	Willoughby City Council
Kemp	Helene	Naremburn Progress Association
Laveaux	Viviane	Naremburn Progress Association
McClure	Linda	Willoughby City Council
McNair	Peter	Northbridge Progress Association
Mustaca	Tony	Willoughby City Council
Nguyen	Lara	Willoughby City Council
Norton	Wendy	Willoughby City Council
Obrien	Frances	Naremburn Progress Association
Promnitz	Roger	Naremburn Progress Association
Rozos	Angelo	Willoughby City Council
Saville	Lynne	Willoughby City Council
Sloane	Michelle	Willoughby City Council
Stevens	Mandy	Willoughby City Council
Taffel	Bob	South Willoughby Progress Association
Tobin	Nick	Willoughby City Council
Wiland	Eva	Editor Artarmon Gazette
Wilson	Ted	Federation of Progress Associations



Question and Answer Session

QUESTION	RESPONSE
1. How many residents will there be under the various options?	1. Each option has an average of 650 dwellings which equates to a floor space ratio of 2.3:1. The original Preliminary Environmental Assessment (EA) and Concept Plan was based on a dwelling yield of around 650 dwellings. Each of these options maintains the same yield. (Lend Lease to advise population). Across Sydney the average household size per apartment is under 2 persons per apartment.
2. What is the site area and footprint of the options?	2. We anticipate open space being around 50-55% of site area.
3. Have you been instructed to achieve a certain yield?	3. As stated in 1, above, the Preliminary EA was based on a floor space ratio (FSR) of 2.3:1. Each of the options is based on the same FSR.
4. The 2010 application included retail space. Will the current proposal include retail space?	4. The original proposal had 600sqm of retail space. We do not consider that retail space is appropriate so assume no retail space. Willoughby Road shops are sufficient, however a neighbourhood corner store or cafe may be considered.
Helene Kemp (Naremburn Progress Association) 5. How will the development impact on local schools as there are a number of schools that have been shut down in the local area? 6. Will you look at childcare facilities?	5. A Social Impact Statement will form part of the EA documentation. This will be considering the impact on childcare, primary and secondary schools. 6. The provision of childcare facilities will be considered. There are childcare facilities (Sue's Childcare) located at 2 Artarmon Road. There may be scope to include a childcare centre on the site.
7. What is the impact of bringing so many people in on the traffic movements of the surrounding network and on street parking?	7. The likely net increase in vehicular trips during the weekday peak hours is less than 50 vehicles, based on the RMS trip generation rates for high density dwellings and the relocation of the existing operation of Channel 9. Therefore the net vehicular impacts will be considered quite minimal.
Councillor John Hooper 8. People are concerned about the density. You should look at what Council and Landcom did with their land on Eastern Valley Way, the Kiah Living site (the market gardens). Why haven't you considered a mix of attached houses, units and terraces.	8. Terraces would only achieve an FSR of around 1.2:1. The developable area is reduced by roads and the provision of open spaces.





QUESTION	RESPONSE
Councillor Gail Giles-Gidney	
9. Council consultation has indicated that people in Willoughby are looking for downsizing accommodation.	9. Comment noted.
10. How many car parking spaces will there be and will they be underground?	10. There will be basement car parking and the policy of Willoughby City Council will be adopted as the standard.
11. What are the parkland setbacks from Artarmon Road?	11. The setbacks to Artarmon Road vary across the three options. Option 1 = 15 metres. Option 2 = 20 metres, but reduces in the north-west corner. Option 3 = ranges from 3 metres to 8 metres to 15 metres. We have investigated a number of open space locations and configurations. One potential approach is to provide a park along the Artarmon Road frontage, extending from the corner of Richmond Avenue towards Scott Street. There are now fixed designs for the park, though our initial ideas include a public space that extends 25-30m from the site boundary into the site and extends up to 100m along Artarmon Road
12. Will the parkland be passive?	12. Publicly accessible open space could be either passive or active or both. Due to the size of the site and the number of open spaces we are looking to provide, there is an opportunity to create active, passive and natural spaces. The needs of the community and the potential users must be understood before the type of activities and play spaces are determined. We have made allowances for children's play, active sports areas and quiet reflective (passive) spaces. The project team includes Jane Irwin Landscape Architects, an award winning practice, who are working with SJB to prepare the plans for the public spaces.
13. What is the future of the transmission tower? Will technology make it redundant?	13. The transmission tower is not owned by the Nine Network, it is owned by Transmitters Australia which is under the combined ownership of The Seven Network, Ten Network and Nine Network Australia. The tower and the land on which it is situated are subject to a separate holding by Transmitters Australia. The proposal does not involve the relocation of the transmission tower. At some point in the future, technology will





QUESTION	RESPONSE
	make the tower redundant but we couldn't say when this would be.
<p>Bob Taffel – Willoughby South Progress Association</p> <p>14. Feedback: A project like this is a once in a lifetime opportunity to develop this site to the benefit of the community as well as Channel 9. The number of people here today reflects the vital importance of the site. The surrounds of the site and adjacent properties could be consolidated to extend the project. Surely there is scope to work with Council and see if you could extend to the eastern side of Chelmsford Avenue. What a golden opportunity to go further and see what can be achieved. My concern is that this type of plan needs a champion to drive it forward. We don't seem to have a champion. Maybe Nine Network Australia could work with Council to take the project forward. This type of project needs a larger timeframe than what we are being given with the 30th November 2012.</p>	<p>14. Comments noted.</p>
<p>Councillor Lynne Saville</p> <p>15. Feedback: This is a huge opportunity. Recent consultation at Council indicated people are looking for housing diversity. There is a market for this.</p> <p>16. I hope that parkland is open to the community and there will be bike and pedestrian paths.</p> <p>17. Can you specify which community title would be used for open space? I am aware that there are different types of community title.</p>	<p>15. Comments noted.</p> <p>16. The parkland will be accessible to public. The open space and facilities will not be dedicated to Council.</p> <p>17. Comment noted. The actual form of Community Title will be dictated by the project staging.</p>
<p>Councillor Michelle Sloane</p> <p>18. Endorse Bob's comments about the need to really master plan this site. We have a narrow window of opportunity with consultation. What you are putting forward are 3 concepts that will challenge the community. There is so much potential for a partnership between the land owner and Council this is essential. We have not had the opportunity to establish a set of parameters for driving this project forward. In</p>	<p>18. Comment noted.</p>





QUESTION	RESPONSE
terms of realising the real potential we are constrained by 30 November deadline.	
<p>Nick Tobin, GM, WCC</p> <p>19. Wouldn't it be better to do a Planning Proposal and do it properly?</p>	<p>19. Comments noted. The Minister for Planning formed the opinion that the development was a Part 3A Major Project in November 2010 and authorised the submission of a concept plan. Willoughby Council has been aware of this decision and the proposed development on the site and has not engaged with Nine Network Australia in the interim period, notwithstanding that it has been in the process of preparing its Comprehensive Local Environmental Plan during the same period. The Part 3A process has been confirmed and provides certainty for the concept plan preparation to be progressed. To withdraw the proposal from Part 3A and seek Council agreement for a planning proposal would create uncertainty for Channel 9 and potentially add significant time and cost delay.</p>
<p>Councillor Angelo Rozos</p> <p>20. I have just come back from a conference discussing the State Government's movement away from Part 3A. This is all going to State Government. How will you plan to work with Willoughby Council?</p>	<p>20. Comments noted.</p> <p>Willoughby City Council will be engaged throughout the process.</p> <p>A key component of the Part 3A process is engagement with the Local Council, this is required in the Director-General's Requirements. Nine Network Australia has already commenced engagement with Council staff and will participate in a number of meetings on relevant issues to ensure Councils views are understood and addressed.</p>
<p>Nick Tobin, GM, WCC</p> <p>21. DGRs were issued in February 2011. Why has Nine Network waited until now to address the Concept Plan? WCC has not been given enough time to deal with the 30th November 2012 deadline. It is incredible that we have to change our work program to meet this schedule. We are in the middle of our own consultation for our strategic plan.</p> <p>22. Density is not what this community is about.</p> <p>23. Rates will go down as commercial rates are currently higher than residential which is why</p>	<p>21. The transitional arrangements for Part 3A projects previously allowed the submission of the EA for transitional Part 3A projects (including the Nine Network Concept Plan Application) by 1 October 2013. On 24 August 2012, however, the Environmental Planning and Assessment Act 1979 was amended to require that the EA must now be submitted for all transitional Part 3A Projects by 30 November 2012 – 10 months earlier than originally required.</p> <p>22. Comment noted.</p> <p>23. Current commercial rates paid by the Nine Network is circa \$95,000 per annum. 650 apartments would pay a total rate bill of circa</p>



QUESTION	RESPONSE
community title is necessary to cater for open space/roads with this project.	\$700,000 per annum. An increase of \$600,000 per annum.
Councillor Michelle Sloane 24. We don't have enough time to agree on optimal outcomes for this site. This project is being tunnelled to a 30 th November deadline. There must be other options if this timeframe cannot be met?	24. We are going through an established process that was commenced some 2 years ago and will continue with that process. We are not aware of what the DOPI response will be if we do not meet the timeframe.
Brendon Bond Willoughby South Progress Association 25. How do we ensure that aspirations of design excellence etc are attached to the approval so that it is executed well once Nine Network has vacated or sold. This is a state significant site like Barangaroo – they have design competitions etc – how do we get this certainty and quality of outcomes.	25. A Concept Plan does not attach conditions of development consent like a development application (DA). Buildings still have to go through the DA process. The spaces between the buildings and streets will be designed as part of the Concept Plan. The Nine Network Australia Willoughby site is not a State Significant Site, Part 3A applies as it is a Major Project under the (now repealed) Schedule 1 of the Major Projects SEPP as residential development with a Capital Investment Value of more than \$100 million.
Frances O'Brien, Naremburn Progress Association 26. Did not get the newsletter in Naremburn – I live in Olympia Road. 27. Very concerned about the height as I face the site and there are rumours going around Naremburn that there are 20 storey towers. How far up the transmission tower is 20 storeys? 28. I am concerned about EMR – I have lived here all my life and I am fine but will people want to live next to this tower? 29. Traffic is a problem, especially around Bicentennial Reserve on a Saturday during	26. Urban Concepts contacted the mail distributor and arranged for a second delivery for Olympia Road Naremburn on Friday 2 nd November 2012. 27. The revised concept plans will not have any 20-storey towers on the site. Where possible, we are looking to reduce the height of the proposal across the entire site. Two reference points on the transmission tower are the first set of walk-ways which are 44m above the ground. This is the equivalent of a 14-15 storey building. The height of the second walkway is 88m, which is similar to a 30 storey building. 28. We are seeking expert confirmation that there is no EMR safety threat. 29. Traffic generation of a residential development is more spread out throughout the day on a Saturday (i.e. less concentrated





QUESTION	RESPONSE
netball season. We cannot cope with that traffic now so how will Willoughby Road cope if the development occurs?	than a weekday peak) and therefore the net impacts of the development on a weekend will be relatively low.
Brendan Bond Willoughby South Progress Association 30. Edward Street – we don't want to become a rat run. Not sure that traffic lights at the intersection are the answer.	30. Edward Street does not provide direct connection to strategic road network such as Mowbray Road so it should not attract additional traffic.



Comment Forms sent to Urban Concepts:

COMMENT	RESPONSE
Helene Kemp (Naremburn Progress Association) 31. Where will Channel 9 be moving to? 32. What happens with the tower? 33. What traffic conditions, cars, bus and parking? 34. What about utilities, power, water etc?	31. No date, timeframe or locations have been chosen. 32. The Tower is not part of the submission as it sits on a separate block of land with separate title. 33. The likely net increase in vehicular trips during the weekday peak hours is less than 50 vehicles, based on the RMS trip generation rates for high density dwellings and the relocation of the existing operation of Channel 9. Therefore the net vehicular impacts will be considered quite minimal. This is assisted by a more restrained parking rate proposed by Council for development located within walking distance to a public transport corridor. The proposed development is located within the catchment of strategic bus corridor along Willoughby Road, which is served by frequent and direct bus services to the CBD and Chatswood. Future residents will be expected and encouraged to use the frequent bus services to reduce the likely vehicular impacts generated by the proposed development. 34. We do not expect that the proposed density will result in any overcrowding. Social impact will be addressed in our submission to the DPI.



35. What about overcrowding in the area?	35. We do not expect that the proposed density will result in any overcrowding. Note that social impact will be addressed in our submission to the PI.
36. Why do you need the residential tower so high? Maybe reduce tower?	36. The relationship between the heights of buildings and the amount, and quality of open space is crucial to the concept plan. There are two extremes. We can either keep the buildings low and squat, leaving very little site area for open space, or have one very tall building surrounded by expansive open spaces. What we're trying to investigate is a middle point, where quality open space sits against buildings of varied height.
37. How will this impact on schools in the area? Overcrowding in schools.	37. This issue will be addressed as part of the Concept Plan Environmental Assessment. The Nine Network has consulted with the Department of Education and Communities on the matter to ensure that the proposed development is considered as part of their broader strategies for the local area. Strategic planning for schools is not undertaken on a development by development basis but rather is a higher level exercise as part of the NSW Government's metropolitan and sub-regional planning strategies.
38. Can you set up a working committee to include the progress associations and locals?	38. If the Application is approved, consideration could be given to establishing a Community Reference Group at that point in time when Nine Network Australia had resolved to relocate and the site was sold to a developer.
39. What happens to the helipad? Will it stay?	39. The helipad will go if Nine Network Australia relocates.



Additional Comments

The following comments were received on the 12th November 2012 from Bob Taffel, President, South Willoughby Progress Association.

- Response to Question 19 is a very self-serving response. When the initial plan was presented to Council it was stated by Channel 9 that the next phase, community consultation, would follow very early in 2011. The ball was very firmly in Channel 9's court to progress the process but despite inquiry, nothing was forthcoming from Channel 9 until now and it is outrageous to suggest, as per the response to Q19, that Council has been neglectful by not approaching Channel 9 in the interim.



- It's also very difficult to comprehend that when given the 30th November ultimatum by NSW Planning, Channel 9 would not have asked the question as to the consequences of not meeting that date. The conclusion is that Channel 9 is not being completely transparent on this very relevant point.
- In view of Channel 9's stated desire to maintain its "good neighbour" status in the community and "leave a legacy" to the community, combined with its statement that it has no time frame to disengage from the site, one could infer that the additional time required to carry out a more comprehensive planning phase would be quite acceptable to the company. No information has been provided to support the statement in the Q19 response, "To withdraw the proposal from Part 3A and seek Council agreement for a planning proposal would create uncertainty for Channel 9", despite this question having been asked during the Q&A session.





APPENDIX K – Community Consultation Site Walks and Design Workshops

Site Walk Route Map





Final Record of Comments arising from the Wednesday 7th November 2012 Events

30 November 2012



Dear Participant,

NINE NETWORK AUSTRALIA COMMUNITY CONSULTATION EVENTS

On behalf of Nine Network Australia Limited, I would like to thank you for participating in the Community Walks and Community Workshop held on Wednesday the 7th November 2012, to discuss the proposed Residential Concept Plan for the Nine Network Australia Willoughby Studio Site.

We are pleased to forward to you the Final Record of Comments raised during these events. We received three additional comments which we have added to the Final Record. The Final Record will be placed onto the project website and will be included in the report that we prepare for submission to the NSW Department of Planning and Infrastructure as part of the Environmental Assessment documentation.

I would also like to advise you that project information and the design presentation have been uploaded onto the project website.

On behalf of Urban Concepts, Nine Network Australia Limited and the consultancy team I would like to thank you for your participation.

Yours faithfully

Belinda Barnett

Director

Urban Concepts

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FINAL

Record of Comments
arising from the



Nine Network Willoughby Site
Community Walks and Community Workshop

Held on
7th November 2012
at the Nine Network Willoughby Site

Prepared for
Briefing Participants

Prepared by
Urban Concepts

Issued Friday 30th November 2012



Disclaimer

Urban Concepts has taken every care to ensure that the comments raised by the participants have been faithfully represented and recorded. If there are comments that have not been recorded or recorded incorrectly we apologise for any misunderstanding and advise that it has not been deliberate.



Abbreviations

The following list of abbreviations has been provided for reference of the terms used in comments and responses within this document.



CBD	City Business District
CP	Concept Plan
CPTED	Crime Prevention Through Environmental Design
DCP	Development Control Plan
DGR	Director General's Comments
DPI	Department of Planning and Infrastructure
EA	Environmental Assessment
EAR	Environmental Assessment Report
EMR	Electronic Medical Record
FSR	Floor Space Ratio
LEP	Local Environmental Plan
PAC	Planning Assessment Commission
RMS	Road and Maritime Authority
SEPP 65	State Environmental Planning Policy No. 65



Community Walks – 7th November 2012

Urban Concepts advises that 73 people participated across the three Community Walks held at 3pm, 4.30pm and 6pm.



Comments Recorded during Question Time

The following comments were recorded during the walks.

LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
3pm Walk Facilitated: Adam Haddow (SJB Architecture) Transcribed: Emily Salvisberg (Urban Concepts)		
A	1. Will the proposed car parking respond to the arrangement of buildings?	Due to the size of the project there is scope to have the basement car parking arranged on either a building by building basis or a single podium that serves a number of buildings. All parking will be accessed from within the site. All the proposed car parking will be located at the basement levels and the number of car parks located under each building will be determined according to Council's DCP.
A	2. What is the function of the building on the corner of Scott Street?	This is an administration building that is used by the sales team at Nine Network Australia.
A	3. How many trees will be removed or relocated? Bird life is a key feature of this area.	Each of the concept plans we are investigating retain the trees along Richmond Avenue, Artarmon Road and the site's southern boundary. We also intend to configure the buildings to retain the trees along Scott Street and the few mature trees located throughout the rest of the site. The existing trees are valuable not only because of the native bird life, but also for their shading, screening and contribution to the site's character.



LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
C	4. What is the future of the transmission tower? It affects my view.	The transmission tower is not owned by Nine Network, it is owned by Transmitters Australia which is under the combined ownership of The Seven Network, Ten Network and Nine Network Australia. The tower and the land on which it is situated are subject to a separate holding by Transmitters Australia. The proposal does not involve the relocation of the transmission tower. At some point in the future technology will make the tower redundant but we couldn't say when this would be.
C	5. How long has SJB been involved in this project?	2 months, and will be engaged for a further 9-12 months for consultation and design consultation.
D	6. Why is 660 units the magic number for the Concept Plan? It seems incredibly dense	This is based on the EA lodged in 2010. The preliminary EA was based on a floor space ratio (FSR) of 2.3:1. Each of the options is based on the same FSR. SJB are not committing to this number.
D	7. What is the zoning of the site?	Special Uses (television studio). Walter Street has been up-zoned to Medium Density.
D	8. I am concerned about traffic movements and the safety of local residents crossing the roads.	The likely net increase in vehicular trips during the weekday peak hours is less than 50 vehicles, based on the RMS trip generation rates for high density dwellings and the relocation of the existing operation of Network Nine. Therefore the net vehicular impacts will be considered quite minimal. This is assisted by a more restrained parking rate proposed by Council for development located within walking distance to a public transport corridor. The proposed development is located within the catchment of strategic bus corridor along Willoughby Road, which is served by frequent and direct bus services to the CBD and Chatswood. Future residents will be expected and encouraged to use the frequent bus services to reduce the likely vehicular impacts generated by the proposed development.
E	9. If you take out 600 staff, and say 600 vehicles given the assumption of one car per staff member, the proposed parking won't make such a large difference.	There will be basement car parking and the number of car parks located under each building will be determined according to Council's DCP.





LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
F	10. How long will the construction process take?	It depends on how well the economy is going at the time.
F	11. The Nine Network Australia site officially opened on September 16 1956 not 27 October.	The first broadcast from the Nine Willoughby Studio Site in Artarmon Road occurred on the 27 October, 1956.



LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
3pm Walk Facilitated: Jonathan Knapp (SJB Architecture) Transcribed: Laura Schmahmann (Urban Concepts)		
A-B	1. What were the criticisms of the previous 2010 application?	The formal criticisms of the 2010 application are found in the Director Generals Requirements that were issued on the 9th Feb 2010 and are available on the Department of Planning and Infrastructure website.
A-B	2. What will the relationship be between the various building heights?	The separations between buildings exceed the design standards outlined in the State Environmental Planning Policy 65, and the associated Residential Flat Design Code. As a rule, we have been using a 22-25m separation, which is increased for the taller buildings. In some cases we have separation of up to 40m.
A-B	3. There were 20 storeys for the 2010 proposal. What are the heights for this proposal?	Each of the three options propose a different solution. In each option the maximum height is 16 storeys.
A-B	4. Will there be a traffic link between Artarmon Road and Walter Street?	This has not been investigated to date. The only connection between these two streets will be a pedestrian, and possible cycle path through the site and down the Council Reserve to Walter Street.
A-B	5. Where will the main access for the site be located?	The site's main access will be along Artarmon Road. We are still testing the most appropriate location to gain access to the site.
C-D	6. What is happening to the reserve?	Discussions are being held with Willoughby Council's Landscape Architects about the location and nature of the connection through the Reserve. As a Council owned asset, the design and rehabilitation of the Reserve will be Council's responsibility.



LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
C-D	7. Will the site be accessible to the public?	Yes, there will be streets, parks and open space accessible to the public. The open space is to be concentrated on Artarmon Road.
C-D	8. The helipad currently doesn't affect properties to the north of the site.	Comment noted. The helipad would go if the Nine Network relocates.
C-D	9. Are there any guarantees of public access to the site?	This will be guaranteed through the way the streets are laid out in the design.
C-D	10. Will the helipad go with Network Nine?	If the Nine Network choose to leave, they will leave completely. The helipad will go if Nine Network Australia relocates.
C-D	11. Are there any plans for selling the site?	No dates or timeframes have been set.
C-D	12. When does the development consent for the Concept Plan lapse, if issued?	The Concept Plan approval has a 5 year life which then is lifted once a subsequent project application is lodged for a component of the development.
D	13. Why are you using the telecommunications tower as a reference point for height?	It is useful to be able to refer to an existing built structure to help people conceptualise/understand height. Two reference points on the transmission tower are the first set of walk-ways which are 44m above the ground. This is the equivalent of a 14-15 storey building. The height of the second walkway is 88m, which is similar to a 30 storey building.
D	14. We are concerned about overlooking from the tower, particularly in terms of privacy on Richmond Avenue and Walter Street.	The 16-storey building will be located a minimum of 100m away from the rear gardens of the Richmond Avenue properties. In most instances the building won't be visible from the rear yards of these properties, however we will be illustrating this as part of the Environmental Assessment. We are also available to visit the properties along Richmond Avenue to take photos from their rear yards and prepare photomontages of the proposals.
D	15. Will the site be entirely high density?	There will be a mix of medium and high density.
D	16. Will there be street access on Scott Street?	The options include both the retention of Scott Street as a site access point, and the development of Scott Street and moving the site access further west along Artarmon Road.





LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
D	12. Can any building on the site be developed as a school? 13. Can the Department of Education and Training acquire the site? 14. I am very concerned about the lack of schools in the area.	This issue will be addressed as part of the Concept Plan Environmental Assessment. The Nine Network has consulted with the Department of Education and Communities on the matter to ensure that the proposed development is considered as part of their broader strategies for the local area. Strategic planning for schools is not undertaken on a development by development basis but rather is a higher level exercise as part of the NSW Government's metropolitan and sub-regional planning strategies.
D	15. What are the floor space ratios?	Each option has a floor space ratio of 2.3:1.
D	16. How many dwellings are proposed on the site?	Each option has an average of 650 dwellings. The original preliminary Environmental Assessment (EA) and Concept Plan was based on a dwelling yield of around 650 dwellings. Each of these options maintains the same yield. Across Sydney the average household size per apartment is under 2 persons per apartment.
D	17. I am concerned about the entrance to the site on Artarmon Road as during Autumn the sun blinds drivers on Artarmon Road heading west.	Comment noted.
E	18. What is the height of the transmission tower?	The tower is 216 metres in height.
E	19. What will be the distance between the 16 storey tower and the existing residential dwellings on Richmond Avenue?	The planning standard is 24 metres and the distance will be greater than this.
F	20. Will the site only be residential? Will there be any mixed use or day care?	Childcare is being considered along with a corner store or café.
F	21. People use Edward and Sydney Street to head north, not Willoughby Road.	Comment noted.
F	22. Could the site be developed for aged care?	The gradient on Artarmon Road rules out this option.





LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
4.30pm Walk Facilitated: Jonathon Knapp (SJB Architecture) Transcribed: Emily Salvisberg (Urban Concepts)		
B	1. Will there be residual Network Nine uses on the site?	No, if Nine Network Australia choose to leave, they will leave completely.
B	2. What is the highest point on the site?	The highest built point is the 6 storey studio building.
B	3. What is the zoning of the site?	Special Uses zoning is redundant, Council left rezoning to occur during the Part 3A process.
C	4. How is the Council involved in the development of the site?	The Council would be the Consent Authority for any development application that was lodged in accordance with the Concept Plan.
D	5. Why is the density of this site so high?	The density was established by the 2010 Preliminary Environmental Assessment.
D	6. How many car parking spaces are currently provided on site?	There are currently 356 staff car parking spaces.
D	7. Is it possible to walk to Artarmon Station?	It is not a direct route, most people use buses. It is around a ten minute walk.
C E	8. If there are a greater number of buses to accommodate the new residents, will this effect city traffic?	The likely net increase in vehicular trips during the weekday peak hours is less than 50 vehicles, based on the RMS trip generation rates for high density dwellings and the relocation of the existing operation of Network Nine. Therefore the net vehicular impacts will be considered quite minimal. This is assisted by a more restrained parking rate proposed by Council for development located within walking distance to a public transport corridor. The proposed development is located within the catchment of strategic bus corridor along Willoughby Road, which is served by frequent and direct bus services to the CBD and Chatswood. Future residents will be expected and encouraged to use the frequent bus services to reduce the likely vehicular impacts generated by the proposed development.
F	9. What is the size of the linear park?	30m deep and 100m long



LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
F	10. How does the development affect access to sunlight?	The location, scale and orientation of any development can have an impact on neighbouring properties by blocking sunlight, i.e. causing over-shadowing. As part of the design process we are testing the potential of the various options to over-shadow adjoining properties. Where possible, we would look to mitigate or avoid this impact.
D	1. Who rezones the site?	The site does not require a rezoning under the Part 3A process. The Concept Plan approval permits development on the site that would otherwise be prohibited under local planning control following a merit assessment process, including public consultation.
D	2. The parking is bad. What are your requirements?	There will be basement car parking and the policy of Willoughby City Council will be adopted as the standard.
E	3. Will Walter Street be used for an exit?	This option has not been investigated to date due to the difference in topography between the site and Walter Street, which is approximately 12m. It's too steep to create a vehicular connection.



LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
6pm Walk A Facilitated: Jonathan Knapp (SJB Architecture) Transcribed: Emily Salvisberg (Urban Concepts)		
A	1. What do you mean by open space?	Open space is area that is nominated for passive or active use or as part of the public domain. It can be paved or comprised of soft landscaping or deep soil planting.
C	2. What has been approved for the site so far?	No development has been approved for this site apart from the uses that you see built at the present time.
C	4. What are the existing parking arrangements on site? 5. How many people are on site currently, and how many people will be accommodated in the future?	Car parking is at grade parking for 356 staff and visitor vehicles. The staff levels fluctuate but are around 650 people and up to 900 in peak times.
D	6. I am a Castle Vale resident and I am concerned about how the development will affect the value of my property.	Comment noted.
E	7. Do the cottages along Richmond Avenue fall within heritage conservation? It's not	These cottages do not have any heritage value and are in disrepair.



LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
	fair that Nine Network can demolish these cottages.	
E	8. Will there be safety issues for the proposed site?	Each block will be considered in terms of Crime Prevention Through Environmental Design (CPTED).
F	9. What play areas will be provided on site?	Publicly accessible open space could be either passive or active or both. Due to the size of the site and the number of open spaces we're looking to provide, there is an opportunity to create active, passive and natural spaces. The needs of the community and the potential users must be understood before the type of activities and play spaces are determined. We've made allowances for children's play, active sports areas and quiet reflective (passive) spaces. The project team includes Jane Irwin Landscape Architects, an award winning practice, who are working with SJB to prepare the plans for the public spaces.



LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
6pm Walk B Facilitated: Adam Haddow (SJB Architecture) Transcribed: Samantha Miller (Urban Concepts)		
A	1. How many units are in Castle Vale?	We understand that there are 160 dwellings in this development.
B	2. What is the client brief from Nine Network Australia?	To develop suitable future residential options for the current Nine Network site.
D	3. Are we bound to extreme density?	The density proposed is consistent with the preliminary EA lodged in 2010. Actual density will be determined by the DPI.
D	4. Who rezones the site?	The site is rezoned under the Concept Plan. The Concept Plan is approved by the NSW Department of Planning and Infrastructure.
D	5. The parking is bad. What are your requirements?	There will be basement car parking and the policy of Willoughby City Council will be adopted as the standard.
E	6. Will Walter Street be used for an exit?	This has not been investigated at this stage.



Community Workshop – 7th November 2012

Urban Concepts advises that 53 people participated in the Community Workshop.



Comments Recorded during Question Time

The following comments were recorded during the facilitated question and answer time:

COMMENT/ QUESTION	CONSULTANT RESPONSE
Blue Table	
Facilitator : John Pradel (Architecture Director, SJB Architecture)	
Transcribed by: Belinda Barnett (Director, Urban Concepts)	
1. The original EA is a great ambit claim.	Comment noted.
2. How many units and how many residents are proposed?	Each option has an average of 650 dwellings which equates to a floor space ratio of 2.3:1. The original preliminary Environmental Assessment (EA) and Concept Plan was based on a dwelling yield of around 650 dwellings. Each of these options maintains the same yield and based on an occupancy rate of 1.25 persons would generate a population of 812 persons.
3. So you are looking at 1200-1500 people coming into this site?	See above
4. Why will there be so many people?	The assumption is that the 650 dwellings would support a population of 812 people, based on an occupancy rate of 1.25 people per dwelling. This is a commonly used rule when calculating population projections.
5. What is the impact on existing traffic movements?	The likely net increase in vehicular trips during the weekday peak hours is less than 50 vehicles, based on the RMS trip generation rates for high density dwellings and the relocation of the existing operation of Nine Network Australia. Therefore the net vehicular impacts will be considered quite minimal. The likely net increase in vehicular trips during the weekday peak hours is less than 50 vehicles, based on the RMS trip generation rates for high density dwellings and the relocation of the existing operation of Network Nine. Therefore the net vehicular impacts will be considered quite minimal. We also acknowledged that the direction of proposed traffic movements during the peak hours will be different from the existing traffic movements.
6. Parking and density are the main concerns of the development.	Comment noted.



COMMENT/ QUESTION	CONSULTANT RESPONSE
7. What are the arrangements for traffic on Artarmon Road?	The likely net increase in vehicular trips during the weekday peak hours is less than 50 vehicles, based on the RMS trip generation rates for high density dwellings and the relocation of the existing operation of Network Nine. Therefore the net vehicular impacts will be considered quite minimal. We also acknowledged that the direction of proposed traffic movements during the peak hours will be different from the existing traffic movements.
8. A one-way road loop through the site is preferred.	Comment noted.
9. Open space is not the issue. Who will use the space when Hallstrom Park is so close?	Comment noted.
10. Given the issues in the area, schools etc. It is difficult to understand the justification of density and parking arrangements.	Comment noted.
11. Who cycles to work?	The 2006 Journey to Work data shows that seven per cent of work trips from the surrounding residential areas are made by walking and cycling.
12. What will the apartments look like?	The development can include a range of 1-3 bedrooms, with an occupancy rate of 1.25
13. How many visitor car spaces per dwelling?	There will likely be 1 visitor car space per 4 dwellings
14. Who says 660 dwellings? Have you already determined this amount?	The original preliminary Environmental Assessment (EA) and Concept Plan was based on a dwelling yield of around 650 dwellings. Each of these options maintains the same yield. (Lend Lease to advise population). Across Sydney the average household size per apartment is under 2 persons per apartment.
15. What is the Council's position on height and density?	Council has asked that we provide detailed justification for the proposed height and density as specified in the DGR's. The required view analysis should also consider views from Naremburn (in the vicinity of Olympia Road).
16. Has Council had any thoughts about the transmission tower?	This question should be directed to the owners of the tower – Transmitters Australia.





COMMENT/ QUESTION	CONSULTANT RESPONSE
17. In matters of environmental sustainability what can this site achieve? Eg. Solar grid power. 18. Wouldn't a smaller development achieve better sustainability outcomes in terms of energy requirements?	The site has the potential to deliver a comprehensive range of sustainable measures and technologies, due to the scale of the proposed development and the proximity to services and public transport. At this early stage in the design process we are seeking to accommodate any and all ideas. Ultimately, it will be the decision of the developer to implement any sustainable technologies and mechanisms. These may include co-generation or tri-generation, water recycling and capture, waste management and re-use, and car-sharing. The larger the development the greater the scope for adopting sustainable technologies, as they are capital intensive and require a certain threshold of development before they are financially viable.
19. Have you examined opportunities for food production for local people not just open space provision? I would encourage everyone to read <i>Michael Mobbs-Sustainable Foods</i> .	There is scope to implement sustainable food production within the site, through the designation of open spaces and roof areas as productive landscapes.
20. Given the topography of the site, why is the tallest building on the ridge of the site?	The tallest building has been sited in the location where it will have least impact on overshadowing of properties to the south.
21. What impact will the 16 storey building have upon the eastern sunlight on Richmond Avenue?	Our shadow modelling indicates that the 16-storey tower doesn't over-shadow any of the properties along Richmond Avenue during the morning in mid-winter.
22. There has been no discussion about timelines. You are down playing the importance of this.	We are going through an established process that was commenced some 2 years ago and will continue with that process.
23. How many street car parking spaces will be provided on the street? Will this parking accommodate residents' needs?	Parking for the future residents will be provided in a basement car parking area on site, in accordance with Willoughby Council DCP
24. How will this development impact upon property values?	This is a matter for individual property owners to assess.
25. Parking is an issue on weekends too, we have clientele from the Willoughby Leisure Centre parking in our streets. The problem is increasing particularly with the proposed expansion.	Comment noted.
26. Is there an opportunity to use Walter Street?	This option has not been investigated as yet.





COMMENT/ QUESTION	CONSULTANT RESPONSE
27. If demographics show that there is an aging population, why are there shortages in places at local schools? 28. Could this site accommodate a school? 29. How interested is the Department of Education in this project? Is it all about supply and demand?	<p>The provision of childcare facilities will be considered. There are childcare facilities (Sue's Childcare) located at 2 Artarmon Road. There may be scope to include a childcare centre on the site.</p> <p>There is no reason why a school could not be included as a permissible use with consent under a residential land use zone. If the market determined that a school was the most appropriate use then it could be purchased by an independent school or the Government for that purpose.</p>
30. The existing community should determine appropriate density for the development.	Through this project and the preparation of the Environmental Assessment we are seeking to identify the appropriate scale of development for the site. This process involves input from a range of experts and consultants whose job it is to test the impact and benefits associated with the site's redevelopment. The community input to this process is critical, but remains one of many considerations that needs to be weighed through the Environmental Assessment.
31. Will the site comprise 100% residential? Will there be retail?	The proposal we are advancing is for 100% residential. It may include a corner shop and café.
32. There is no merit in acquiring Scott Street in the development if it is only to justify density.	Comment noted.
33. If I live in Naremburn, will my property be overshadowed by 16 storeys on the site?	Based on our shadow studies there is no overshadowing of the properties in Naremburn.
34. Is there any consideration of improving public transport services in the area?	The NSW government and Willoughby City Council's policies and strategies are promoting the use of public transport. The public transport services in the area were improved over the last few years with the introduction of Metro bus services M40. The services could be further improved in future, if justified by future population increase along the bus route.





COMMENT/ QUESTION	CONSULTANT RESPONSE
Red Table	
Facilitator : Jonathan Knapp (Urban Design Director, SJB Architecture)	
Transcribed by: Laura Schmahmann (Communication Assistant, Urban Concepts)	
1. Why is the site so overdeveloped?	Through this process we will be able to determine whether the scale of development proposed has an adverse impact on the local area. This takes into consideration traffic congestion, over-shadowing, visibility and noise. There are also positive aspects associated with the development, including the provision of new open spaces, connections through the site, local services and retail.
2. Is there scope within this forum to adopt lower density?	The purpose of these events is to understand community attitudes to what is being proposed. A lower number of dwellings could be progressed if it is determined that the current number has an unsuitable adverse impact.
3. How many square metres does a development need to make money/break even? A developer is not going to build if they won't make money?	Nine Network Australia will not undertake the development and as such are looking only to the land value of part/all of the site when rezoned.
4. Are Network Nine going to build it themselves?	
5. We need to talk about traffic and schools. Is traffic modelling going to be publicly available?	The results of our traffic investigations will be placed on the project website once the EA is lodged with the NSW Government.
6. There is no high rise here (except near stations). This is a very fundamental change, it is out of character. I'm concerned about sensitivity in terms of visibility, I'm concerned about security and areas becoming ghettos around the apartments.	Comment noted.
7. We have high rise at St Leonards and the demographic there is very different to residential areas in Artarmon and Naremburn. We are doing a Concept Plan based on high density usage. Can the site be divided and sold into individual residential lots?	The basis for the Environmental Assessment is medium to high density residential development. We aren't looking at single detached housing on the site.
8. The biggest social problem is the lack of education facilities.	Comment noted.
9. Don't make the education problem worse.	Comment noted.
10. Can't Network Nine develop a school?	There is no reason why a school could not be identified as a permissible use with consent under the proposed residential zone. If the market determined that a school was the preferred use the site could be purchased for that use and a development application advanced.





COMMENT/ QUESTION	CONSULTANT RESPONSE
11. If we can't address education and transport, how are we going to solve these problems?	We can manage the traffic issues at a local level, however, many of the concerns raised during the consultation that related to traffic and school capacity are matters that must be dealt with at Local and State Government levels. Through this project we are seeking to get these matters addressed, but there are limits to the changes we can bring about.
12. The State Government sold the schools. Can the State Government buy back the schools?	This is a matter for the Department of Education and Training.
13. With the ageing population, can the site be developed for seniors' accommodation?	This was considered, however State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 has a number of design requirements and the gradient of Artarmon Road does not meet these requirements.
14. Can the site be developed into a high care facility, for example dementia?	This is a possibility but hasn't been considered as part of this process.
15. The residents of Naremburn are concerned about the 16 storey tower becoming an eyesore (particularly the residents of Olympia Road).	The views from Naremburn, specifically Olympia Road, have been selected as part of the visual analysis in the Environmental Assessment. Each option will be tested against this view (via photomontage). We recognise the sensitivity of these views and will be seeking a design response to minimise the impact.
16. Can you place the tower near Scott Street?	Placing a taller building on Scott Street is likely to cause greater impact on the properties in Castle Vale to the east and the properties along Walter Street to the south. The least sensitive location for the taller buildings is adjacent to the telecommunications, particularly in terms of overshadowing.
17. Who would want to live next to that transmission tower?	The apartments will be orientated away from the transmission tower, taking in the views to the north, east and west. Unfortunately the tower will remain outside the site boundary and must be considered as part of any proposal for the site.
18. Will the substation have EMR impacts?	There is no EMR associated with a new substation on the site.
19. All the talk about density has been the number of dwellings. How many people will there be living on the site? 20. Does that include children?	650 dwellings and approximately 812 residents based on an occupancy rate of 1.25 residents.
21. When you say the buildings are designed separately, does that mean that you could have very different designs?	Yes. The Concept Plan establishes development standards that are then used by architects to design the individual buildings. We would envisage that a variety of architects would be used not just one firm.





COMMENT/ QUESTION	CONSULTANT RESPONSE
22. Can the State Government override Willoughby Council's assessment of the DAs for the individual buildings?	Following approval of a Concept Plan, future development applications are required to be generally consistent with the Concept Plan. Where Council controls are inconsistent with the approved Concept Plan, they have no effect and cannot be used by Council as the basis for refusing an development application. Should Council refuse a development application for a future stage of the development that is consistent with the Concept Plan, normal review and appeal provisions under the Act still apply.
23. Has SJB been involved in similar projects?	The practice has delivered a number of similar sized projects in Sydney and Melbourne, their Urban Design Director has extensive experience with large-scale regeneration projects in the United Kingdom, Canada and throughout Europe.
24. What happens to the land value of adjacent properties?	This is a matter for individual property owners to assess.
25. This sounds like a large amount of apartments that will cram a lot of people onto this site.	Comment noted.
26. Walter Street will increase in value through the increased zoning as part of the new LEP?	This is a matter for Walter Street owners to assess.
27. I'm concerned about the vehicle entrance at Artarmon Road.	We acknowledged the safety concerns expressed by the locals. The RMS crash data shows that there were three crashes recorded for the section of Artarmon Road between Richmond Avenue and Scott Street from 2007 to 2011. One person was reported injury among these three crashes. The proposed access along Artarmon Road will consider reasonable sight lines between conflicting traffic streams on approach to the intersection.
28. I live in Richmond Road and it is really hard to get out onto Artarmon Road in the morning.	Comment noted.
29. How many cars are on the site at the moment?	At present, the site generates 250 car movements in and out of the site in each peak period (morning and afternoon). There are currently 356 staff car parking spaces. At present, the site generates approximately 250 car movements in and out of the site in each of the two-hour peak periods (morning and afternoon).





COMMENT/ QUESTION	CONSULTANT RESPONSE
30. Can they create vehicle access onto the Gore Hill Freeway from the site?	Gore Hill Freeway is part of the Sydney Motorway network and will have controlled accesses only via a number of existing interchanges with key surrounding road network including Willoughby Road. It is very unlikely that a direct vehicle access will be provided to the Gore Hill Freeway from the site.
31. The thing I'm concerned about with the change of use is the channelling of car use to peak hour as opposed to 24/7 which occurs at present.	The likely net increase in vehicular trips during the weekday peak hours is less than 50 vehicles, based on the RMS trip generation rates for high density dwellings and the relocation of the existing operation of Network Nine. Therefore the net vehicular impacts will be considered quite minimal.
32. Traffic will be going in the opposite direction to what happens now.	Comments noted.
33. In conjunction with RMS and Transport NSW, what plans are there for public transport? The M40 bus is crowded in peak hour.	The NSW government and Willoughby City Council's policies and strategies are promoting the use of public transport. The services could be further improved in future, if justified by future population increase along the bus route.
34. Is the project all going to plan? What is the timeframe for construction etc?	We anticipate 3 to 5 years if the Nine Network resolved to relocate.
35. You've done very little work on sustainability. How are you going to address this in the EA?	Please see comments above, 17 and 18 in the previous section.
36. If Nine Network Australia didn't redevelop and stayed on the site, would they have to go through the same planning process to construct studio related facilities on the site?	Future development on the site for television studios would be permissible under the current and proposed zoning for the site. Assessment of such development would be against the provisions of Council's Local Environmental Plan.
37. Hypothetically, could Network Nine develop a 10 storey building on the site?	There is no current or proposed height limit on the site under Council's LEP or Draft LEP controls. A future 10 storey building for a purpose consistent with the use of the site as a television studio would be assessed by Council on its merits.





COMMENT/ QUESTION	CONSULTANT RESPONSE
Yellow Table	
Facilitator: Adam Haddow (Architecture Director, SJB Architecture)	
Transcribed by: Samantha Miller (Communication Assistant, Urban Concepts)	
1. Why 660 dwellings?	The original preliminary Environmental Assessment (EA) and Concept Plan was based on a dwelling yield of around 650 dwellings. Each of these options maintains the same yield. (Lend Lease to advise population). Across Sydney the average household size per apartment is under 2 persons per apartment.
2. What is the impact of 660 dwellings?	The Environmental Assessment and the investigations that we are now undertaking are helping us to understand this impact.
3. You need to address/justify the 'scale' of development and the density.	Channel Nine are seeking to determine their options for the site, based on its future permissible use.
4. Some form of residential development is better than what is here now.	Comment noted.
5. What were the Director General's Comments for the last EA? From memory height and scale were mentioned.	The correspondence from the Director-General is reproduced on the project website www.ninewilloughby.com.au . The comments related to scale, height and the need to investigate EMR issues.
6. Consolidation of open space is preferred.	Comment noted.
7. Will there be retail, mixed use or other facilities on site?	Retail facilities are already established along Willoughby Road. We think this is the most appropriate location for retail.
8. What will the connections with the existing roads in terms of width, type of building, setbacks and bike paths be like?	The Concept Plan doesn't required detailed design for the streets and spaces, however, we are making recommendations as part of the Environmental Assessment. All designs meet the Council's requirements and current best practice, including the integration of cycle and footpaths into the street network, and the use of landscaping and materials to delineate shared zones. Further information will be contained in the final document.
9. How will the government improve transport?	The NSW government and Willoughby City Council's policies and strategies are promoting the use of public transport.
10. What is the solar access opposite Scott Street?	The solar access to properties on Artarmon Road isn't impacted by any of the proposals. Castle Vale, to the east of the site, is being carefully considered as part of the design process. Where possible, any impact on their access to sunlight will be avoided.





COMMENT/ QUESTION	CONSULTANT RESPONSE
11. Opportunity for open space at rear of the site?	The options investigate a number of open space configurations and locations, including spaces at the southern edge of the site. There are challenges associated with this location, relating to over-shadowing and access for the public that must be considered.
12. Why is the optimum use of this site residential?	The optimum use of the site is residential as the site is located outside of existing centres and would therefore not be suitable for retail, commercial or industrial development. A residential use for the site is compatible with the surrounding residential development and current and proposed zoning. The development will introduce greater housing choice into the area. on a broader strategic context, there is a shortage of housing in Sydney which is required to be met by Councils through targets set by the Sydney Metropolitan Strategy. Large consolidated sites like Nine Network are critical to meet this demand.
13. Schools are at capacity. What is a realistic solution to existing issues?	The lead in time for the overall approvals process will involve Concept Plan approval followed by approval for individual development applications, followed by construction. Assuming Nine Network chose to immediately re-locate from the site, it would be several years before the development has any discernible impact on local schools. Nine Network has met with the Department of Education and Communities and will continue to liaise with that agency regarding their strategic plans for education in the locality.
14. How can we address the changing needs of the community? Is there an ageing population in Willoughby?	Yes, between the 2006 and 2011 census there was an increase in older people as a percentage of the population of Willoughby (suburb). The changing demographics of the local population and its needs in terms of housing choice will be addressed in the Concept Plan.
15. Is the land/topography suited to high density?	The site's complex and falling topography presents a number of challenges and opportunities. In terms of the latter, taller buildings can be set within the site's topography so that it appears shorter. This approach also allows the basement parking and servicing to be hidden from important views, public routes and spaces. The lends itself to higher density outcomes as building envelopes can be sited to work with the topography to ameliorate potential impacts such as overshadowing and visual impacts.
16. Will it be a mix of units and houses?	The proposals each include apartments and terrace style dwellings.





COMMENT/ QUESTION	CONSULTANT RESPONSE
17. What is the dwelling number/cut off?	The original Part 3A submission in 2010 proposed 660 residential units for the site. The Director-General's Requirements for the Environmental Assessment has required that this density be justified. The current design process is testing this density with regard to a range of potential impacts. The mix of dwellings can also affect the overall number of units. Larger units will mean less dwellings overall etc.
18. What is Willoughby Council's integrated plan and their ability to set controls for this site?	Willoughby Council's Draft LEP continues to zone this site as Special Uses Television Studios and the controls relate to use of this site for these purposes. They are therefore not relevant to the proposed uses being considered.
19. Why do we need to be a Part 3A?	The development met the criteria set down in a State Environmental Planning Policy (Major Development) 2005 as being a Part 3A Major Development. Therefore the legislation at the time required that the Part 3A process be applied.
20. What will be the impact on the Artarmon shopping area and the Pacific Highway?	The proposed development will have a positive impact on the Artarmon shopping area by providing additional local residents who will choose to commute to and from and shop at Artarmon. The site is located relatively remote from the Pacific Highway and is not likely to have a significant impact.
21. How do we lock in the controls we set now? What stops another developer coming in and changing it?	The Concept Plan approval applies to the site irrespective of who owns it. Should the site be sold, a future owner or developer would still be required to submit development applications that are consistent with the Concept Plan.
22. What is Network Nine's legacy?	This is being developed with SJB and will be considered alongside community feedback that we receive.
23. Will there be a blog for online discussion?	The community consultation does not include a blog.
24. How will this fit with the Willoughby Leisure Centre development?	The Willoughby Leisure Centre development will be factored into the specialist studies that underpin the Concept Plan application, in particular cumulative traffic impacts.





COMMENT/ QUESTION	CONSULTANT RESPONSE
25. Why is residential development considered the best use for the site?	The optimum use of the site is residential as the site is located outside of existing centres and would therefore not be suitable for retail, commercial or industrial development. A residential use for the site is compatible with the surrounding residential development and will introduce greater housing choice into the area. on a broader strategic context, there is a shortage of housing in Sydney which is required to be met by Councils through targets set by the Metropolitan Strategy. Large consolidated sites like Nine Network are critical to meet this demand.
26. What is the driver for apartment living?	There are a number of drivers for this type and form of development, including factors that relate to the entire Sydney Metropolitan Area. The housing shortage is widely reported. Willoughby Council also has a commitment to deliver 6,800 new dwellings to the year 2031.
27. I am concerned that 'no zoning' does not constrain the density for this site.	Comment noted.
28. Vehicles are the problem with density.	Comment noted.
29. Parking is a major concern for the site. How many spaces are provided currently?	There are 356 staff car parking spaces. On average there are 660 Nine Network Staff on site, which ranges to 900 staff for large events.
30. How will this site be better connected to Artarmon Road?	Artarmon Road is the primary frontage of the development and will be addressed through the positioning of public accessible open spaces along this frontage. The majority of access will be gained from Artarmon Road, including vehicle, servicing, pedestrian and cycle routes. The design of this routes and connections is still being developed.
31. Clarified timelines are needed for this project.	We are going through an established process that was commenced some 2 years ago and will continue with that process.
32. I am a Richmond Avenue resident and note that the models all have three story dwellings along Richmond Avenue. Is it intended that the final design would include three story dwellings?	The proposals each include apartments and terrace style dwellings. It is more likely that they would be two story terraces, more in keeping with the street. Richmond Avenue is all single story houses, bar one which is two stories. We note that we are now submitting 3 stories as the preferred option as a result of the consultation.
33. What is the minimum number of dwellings possible on the site?	Financial modelling will determine this.



COMMENT/ QUESTION	CONSULTANT RESPONSE
34. There appears to be a significant amount of work before the lodgement deadline. How will you have enough information to form the parameters for the design on the site?	Approval is sought for a Concept Plan which is a high level strategic approval that sets in place site parameters for use, built form, open space and traffic and parking. Detailed design will occur as part of future development application stages. The Part 3A process requires that the information supporting the application be adequate for public exhibition. On-going refinement of the concept design and environmental impact assessment will continue through this process.
35. (Councillor) Council is concerned that the deadline is short. We would prefer an extended deadline so the site can be master planned.	Comment noted.
36. Does the traffic study extend to major roads?	Different options will be modelled.
37. Is there any certainty as to what design components will be retained for the site, given the long planning processes undertaken?	The Concept Plan sets in place the use and built form parameters for the site. Future development Applications to permit the construction of individual buildings are required to be consistent with the Concept Plan approval.
38. What other development options have Nine Network considered? Eg. Schools?	Residential development is the most appropriate use for the site given its location and the need for housing shortages to be addressed in the Sydney Metropolitan area. Council has, or is in the process of zoning adjoining land for higher density residential development, consistent with the proposal for the Nine Network site. Nine Network Australia has yet to finally decide whether to retain the television Studios on the site or redevelop it.
39. What will happen to the building on the corner of Scott Street?	If the Nine Network Australia relocates it would be vacated and a new use established. It may be a suitable location for a community use.
40. The most obvious way to reduce impacts is to reduce the density of the proposed development.	Comment noted.
41. There is a park and ride issue in Willoughby. Because of the suburb's good public transport network, residents from the northern beaches suburbs park in the streets to use the services. This needs to be addressed.	Comments noted.





Additional Comments

The following additional comments were provided to Urban Concepts in response to the Draft Record of Comments.



COMMENT 1

We made a very serious suggestion that consideration be given to the provision of aged care facilities; specifically to the provision of a high care, secure, dementia specific, residential facility. No public transport access is required for these people, so the slope/gradient of Artarmon Road is not an issue.

COMMENT 2

The below comments were given via a phone call to the project 1800 number on Friday 30th November 2012.

Sharon Dirken introduced herself as the resident of 12 Walter Street Willoughby.

Sharon's concerns about the development are as follows:

- *"The southern side of Walter Street is RTA owned, therefore the majority of people living on this street don't have a vested interest in the future of the area as they are renting from the RTA.*
- *The height of the proposed buildings is a concern as it will impact on the privacy of her home. The verandas that would be built to overlook the city would look into her bedroom window. Noise would be an issue as well, as we can assume that people would like to use these verandas for night time entertaining, and sound would flow into her bedroom.*
- *The future of the road network is a concern. Are there plans for a through road to be put in? Are discussions taking place with the RTA to lift the 5C zoning? This would have both positive and negative impacts for Walter Street, as the lifting of the 5C zoning would allow the street to reach its full potential as home buyers are allowed to move in, but the traffic noise would increase."*