



Final Record of Comments arising from the Thursday 8th 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 Thursday the 8th November 2012, to discuss the proposed Residential Concept Plan for the Nine Network Willoughby Studio Site.

We are pleased to forward to you the Final Record of Comments raised during these events. We received one additional comment 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

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FINAL

Record of Comments
arising from the



Nine Network Willoughby Site
Community Walks and Community Workshop

Held on
8th 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 – 8th November 2012

Urban Concepts advises that 53 people participated in the Community Walks held at 3pm, 4.30pm and 6.00pm.



Comments Recorded during Question Time

The following comments were recorded during the walks.

LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
3pm Walk Facilitated: Jonathan Knapp (SJB Architecture) Transcribed: Emily Salvisberg (Urban Concepts)		
C	1. Can the bushland reserve to the south be used?	<p>We understand that Council would like to see this area reinstated as a bushland reserve.</p> <p>Discussions continue to be held with the Council about access and future use of this Reserve. Ultimately it is the Council's responsibility, as they own the land.</p>
C	2. As a local resident living in the area for 43 years I object to the lack of visibility through the site. There is a lack of careful driving from this site. I want to see better traffic management including turning bays along Artarmon Road and Scott Street and road widening.	The transport and accessibility impact assessment will consider appropriate traffic management required to cater for traffic generated by the proposed development.
D	3. The plan is for private development, so then how is this publicly accessible?	<p>The Council don't want to maintain or adopt the streets or spaces, which requires them to be managed and maintained by the site's strata. This is a common approach for many large scale developments.</p> <p>The streets and spaces will be designed like any other public street and space, ensuring access and use by the general public. The site won't be fenced or gated, but open to all users. Only the individual buildings will be secure.</p>
D	4. Who owns the streets?	See above.
D	5. Will there be parking on these access streets through the site?	Yes the streets through the site could be used for casual parking.
D	6. How many storeys are in the buildings?	The number of storeys change across each option. The tallest building in each option has 16 storeys.
D	7. How long will it take to redevelop the site?	The development should take from 3 to 5 years to complete, subject to market conditions.



LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
F	8. The admin block is cheaply constructed.	Comment noted.
F	9. How many car parking spaces are required for the 660 dwellings?	The number of car parking spaces would be provided in accordance with Willoughby City Council controls.
F	10. You should make sure quality building materials are used. The poor quality of Castle Vale brick is unsightly.	Comment noted.



LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
4.30pm Walk Facilitated: Jonathon Knapp (SJB Architecture) Transcribed: Emily Salvisberg (Urban Concepts)		
A	1. Are visual assessments a NSW DPI consideration?	Yes – Visual impact assessment is a recognised specialist investigation that is required.
A	2. How many proposed car spaces?	Car parking will be in accordance with the controls of Willoughby City Council.
A	3. So where do you go to access the site? How do you manage the cars?	Each option provides for a new internal road system. These roads would service driveways to basement car parking.
B	4. Does this project assume that people will use public transport?	The likely amount of people using public transport mode share is estimated based on the 2006 (latest available) Journey to Work statistic data.
D	5. How many apartments are in Castle Vale?	We understand that this development has 160 apartments.
D	6. Is Council going to improve public transport?	Public transport is a State Government responsibility.
D	7. Council isn't interested in providing child care?	Childcare is under consideration as a potential use within the overall development scheme
D	8. Where is Artarmon Station? Is it the closest Station?	Artarmon Station is the closest station and is around a ten minute walk from the site.
D	9. What will happen to No. 6 Artarmon Road?	It will be vacated if Network Nine relocates.
D	10. With half a million dollars in rates from the development, couldn't you reduce the density?	The rates collected by council are in direct proportion to the number of dwellings approved for the site.
D	11. Who has the ultimate decision on the number of dwellings?	This is set under the Concept Plan which is approved by the PAC.
D	12. Channel Nine is abusing the system. They use all our streets for their parking.	Comment noted.



LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
D	13. How many dwellings would you get from a single lot subdivision?	We haven't undertaken this exercise as part of the project.
E	14. Is it going to be similar to Zetland?	There will be some similarities to the Victoria Park development at Zetland, in so much as the proposal includes open spaces, a variety of building types and heights. However, the scale and density of development in Zetland is far greater than that proposed.
E	15. How high is the Forum?	The Forum features 728 units and retail at ground floor. The two residential towers stand to a height of 25 and 38 storeys.
F	16. So Channel Nine own the site. Are they looking for the highest price?	No, Nine Network has employed a skilled team of planners and designers to deliver suitable residential options based on the site parameters.
F	17. I am concerned about building separation.	Building separation is established under State Environmental Planning Policy No. 65 (SEPP 65) Residential Development Standards. Each option we presented is fully compliant with SEPP 65 provisions.
6.00pm Walk Facilitated: Jonathan Knapp (SJB Architecture) Transcribed: Emily Salvisberg (Urban Concepts)		
A	1. How has the original brief changed?	Height has been reduced as has the number of proposed buildings.
A	2. What does the community consultation process involve?	The community consultation is a staged approach. We are currently implementing Stage 1. The process is fully detailed on the project website at www.ninewilloughby.com.au
A	3. What is Council's view on 660 dwellings?	Council has asked that we respond to the DGR's by providing justification in the Environmental Assessment for the proposed density.
A	4. Is there a threshold for viability?	This is a matter for the owners of Network Nine.
A	5. Is the developer bound by Part 3A?	To the extent of the Concept Plan approval.
D	6. Our yards are shaded in winter but not in summer. (Walter Street residents)	Comment noted.





LOCATION	COMMENT/ QUESTION	CONSULTANT RESPONSE
D	7. What does Urban Concepts do?	We are town planning consultants that specialise in running community consultation for town planning and development projects.
D	8. Is this approved by Council?	This will be approved by the Planning Assessment Commission (PAC) as a Part 3A Major Project. Once the Concept Plan has been approved, development applications would be lodged with and approved by Willoughby City Council.
D	9. They just want to make the most money.	This is commentary not a question.
D	10. Why is it not an opportunity to provide high rise along Artarmon Road?	We are investigating development along Artarmon Road, however, this edge of the site must be sensitive to the existing character of development along the northern frontage, existing trees and the opportunity to deliver a new open space. The Artarmon Road frontage is the ideal location for a new public open space, due to the proximity to the existing neighbourhood and the northern orientation (access to sunlight).
D	11. So there is a tight building envelope?	We have identified a number of design parameters that must be reflected in the final Concept Plan. These include the sensitivity of the various edge conditions, including the over-shadowing of adjacent properties, retention of existing trees, creation of new open spaces, site access and circulation. When considered comprehensively the outcome is a very tightly defined building envelope.
D	12. You haven't addressed density, height and scale.	Density, Height and the Scale of development are central to our work.
E	13. What other uses have been considered for the site?	We have considered a range of community uses, including new open spaces and outdoor recreation, crèche and day care, corner store and café uses.





6.00pm Walk Facilitated: Jonathan Knapp (SJB Architecture) Transcribed: Emily Salvisberg (Urban Concepts)		
A-B	1. Has the EA been lodged? 2. What if it isn't lodged by 30 th November? 3. Can we complain?	A preliminary EA has been lodged. The full EA and Concept Plan will be lodged by the 30 th November 2012. Residents can make representation to the Minister for Planning.
A-B	4. What does egress and ingress mean?	It refers to vehicular entry and exit points.
A-B	5. Have you only been involved in this since a month ago?	SJB has been working on this project for two months, and will be engaged for further 9 – 12 months for consultation and design consultation.
A-B	6. If you don't get it submitted by 30 th November, what happens?	We will get the application submitted by the 30 th November 2012.
A-B	7. So it's Channel Nine's decision to lodge?	Correct, as the Landowner, The Nine Network is the responsible entity.
A-B	8. Is part of your planning going to be a new studio?	No new studios are included in this plan.
A-B	9. So is it not zoned for residential?	The site is currently zoned Special Uses (Television Studio).
A-B	10. Did you just zone Walter Street R3?	Willoughby Council has upzoned Walter Street to permit Medium Density development under the Draft Willoughby LEP 2012.
A-B	11. Is Walter Street zoned from low to medium density?	Willoughby Council has upzoned Walter Street to Medium Density.
A-B	12. What is Richmond Avenue zoned?	Richmond Avenue is zoned Low Density Residential.
A-B	13. What about sites owned by Nine Network Australia elsewhere?	In 2011 the Network completed a Sale and relocation to new facilities.
A-B	14. As part of the application, will this site be rezoned?	Yes the site would be rezoned under the Concept Plan.
A-B	15. If the zone was high density, would this preclude low density?	No.
A-B	16. You guys potentially want to rezone for 20 storeys when it hasn't been zoned for it?	The current zoning, Special Uses, is redundant if the Nine Network relocate off the site. The Concept Plan as well as establishing land use zoning also establishes envelope controls for height.
A-B	17. Where does the money come from?	From whoever develops the site.
C-D	18. Has this site been sold to developers?	Currently the site is owned by Nine Network Australia Limited.
C-D	19. Are you looking at an exit onto Walter Street?	This option has not been investigated as yet.





C-D	20. Unlike Scott Street, Richmond Avenue is low density residential.	Yes, that is correct.
D	21. Why was there a setback on Artarmon Road?	To accommodate a public open space along the Artarmon Road edge, and to respond to the existing residential character, which includes single detached housing along the northern edge.
D	22. All 3 entry points are dangerous for various reasons.	Comment noted.
D	23. How many cars do you envisage?	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.
D	24. You are only providing 1 car per dwelling, this is not correct.	Car parking would be provided in accordance with Willoughby City Council controls.
D	25. How does this (Scott Street road ownership) affect Artarmon Road?	Retaining Scott Street in its current form and location places an additional restriction on the layout of the site. Including the land as part of the development allows the concept plan to respond with greater flexibility.





E	26. What's the rationale in having the highest building in this location?	<p>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.</p> <p>The sixteen storey tower is sited to minimise overshadowing to residential properties in Walter Street.</p>
E	27. How much yield are you able to influence?	<p>The Environmental Assessment is based on the same quantum of development as outlined in the initial 2010 Concept Plan. We are not proposing a change in the amount of development, but rather investigating the impact and benefits associated with the development. This level analysis and interrogation wasn't undertaken for the 2010 plan.</p>
E	28. Schools are full; this is an important local issue.	Comment noted.
E	29. The community bus only runs one day a week. How will this development be serviced?	<p>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.</p>
E	30. Are they going to put traffic lights on Artarmon Road?	<p>The transport and accessibility impact assessment will consider appropriate traffic management required to cater for traffic generated by the proposed development. The requirements to install traffic lights at any intersection need to satisfy the warrant for traffic signals.</p>
F	31. Then cars will go down Richmond Avenue to do U-turns.	Comment noted.
F	32. Trees on Richmond Avenue should be kept.	Comment noted.
F	33. 2-3 storeys all the way down to the 60 minutes house?	<p>This is what we're proposing for Richmond Avenue.</p>



F	34. If you had terrace houses, would parking be in a basement?	There will be basement car parking and the policy of Willoughby City Council will be adopted as the standard.
F	35. What is the address of the site in Glebe you refer to?	Forsyth Street, Glebe, on Blackwattle Bay.
F	36. What is happening with parking?	Car parking will be provided in a basement and the quantity would be in accordance with Willoughby City Council controls.
F	37. How many storeys is the studio building?	The existing studio building at its tallest point is the equivalent of a 6-storey residential building.
F	38. How long will it take to demolish and construct?	3 to 5 years subject to market conditions.





Community Workshop – 8th November 2012

Urban Concepts advises that 61 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. With this being a Concept Plan, who is the consent authority for individual DA's for each building component?	Willoughby Council would be the consent authority.
2. The road owned by Council (Scott Street), if it was moved, where would it be moved to?	It would be moved further west.
3. When it comes to the connection of roads, how would they connect traffic lights and roundabouts? The Castle Vale Development is a lot of fun turning out of in the morning.	Comment noted.
4. The access point for that development (Castle Vale) is difficult in the mornings.	Comment noted.
5. During peak hour in the morning (7.30-9.30am) traffic lights only allow 3-4 vehicles through onto Willoughby Road in each phase. This is a concern, this will only get worse.	Comment noted.
6. When will the traffic investigations be completed?	The traffic investigations will be completed within the same timing as the EA.
7. Will it also consider pedestrian movements?	The transport and accessibility study will consider all vehicular and non-vehicular movements generated by the proposed development.
8. Have you looked at going up Edward Street then down Gorman Street onto Willoughby Road? it would need to be treated.	This has not yet been investigated.
9. At the moment people are using all local roads to get to the City and Chatswood. If you add in the quantity of people you are talking about the local road network will become unusable.	Comment noted.
10. We have a similar problem in Castle Cove where right-hand turns apply to Eastern Valley Way.	Comment noted.
11. We are concerned about our own sites and how our lifestyle concerns will be addressed.	Comment noted.
12. There is such a big gap between what you are proposing and where we are.	Comment noted.



COMMENT/ QUESTION	CONSULTANT RESPONSE
13. Is there a magic number in terms of dwellings?	The 660 units is based on the preliminary 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. Any variation will be informed by the outcomes of our investigations.
14. I am concerned about the type of development that we will get. Can you explain the scale relationships between the height levels and surrounding dwellings?	We propose a transition in the type, height and scale of development from the existing context to what's proposed across the site. Each of the site's boundaries features a different condition and set of considerations. For Example: The existing single detached housing along the western edge of Richmond Avenue will transition to two-storey terraces along the western frontage. Along the site's eastern boundary to Castle Vale, which features 7 storey development and a dramatic change in site topography, we looking at buildings from 4-storeys upwards to make that transition. In both cases the development will increase in height within the site, away from the edges and street frontages where it is less visible and the impacts can be mitigated.
15. You have talked about visual impact for the south. What will it look like from the north, two blocks back from Edward Street?	We will be preparing view analysis from this point for all options as part of our Environmental Assessment.
16. What is the demographic you are targeting with this development? 17. Is it public student housing?	This is a matter for the market to determine should development proceed.
18. Where did the 650 dwellings come from? 19. Was it the developer?	The 660 units is based on the preliminary 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.
20. The 25m linear park along Artarmon Road, where is that measured from?	The 25-30m deep park is measure from the site boundary, which is where the current fence line sits.
21. Did you consider a park that was an extension of Edward Street, North-South?	We are proposing a pedestrian route that extends from the Edward Street junction through the open space, extending south through the site to the Council Reserve and a new public route down to Walter Street.
22. Hallstom Park is never full, because the parking situation is too bad.	Comment noted.
23. With the 60%/ 40% coverage, why can't you cover 80% and get a lower (building) height?	This has been the basis for one of our options. A single tall tower allows the remaining buildings to be lower and a greater amount of open space. However, there are other impacts relating to the tower, including over-shadowing.





COMMENT/ QUESTION	CONSULTANT RESPONSE
Ref Table	
Facilitator: Jonathan Knapp (Urban Design Director, SJB Architecture)	
Transcribed by: Laura Schmahmann (Communication Assistant, Urban Concepts)	
1. How many people will be housed on the site?	650 dwellings and approximately 812 residents based on a dwelling occupancy of 1.25 residents.
2. How many residents will have a car?	Parking will be based on Council's standards.
3. How many people currently on site have cars?	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.
4. There will be different flows and generations of traffic.	Comment noted.
5. My main concern is that there is already strains on traffic and schools and the site will increase the number of children. Who works out how to deal with this?	A Social Impact Statement will form part of the EA documentation. This will consider the impact on childcare, primary and secondary schools. This issue will be addressed as part of the Concept Plan environmental assessment. Nine Network Australia 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.
6. Has Willoughby LGA achieved their housing targets?	Council has proposed to meet its housing targets through proposed rezoning in its draft Local Environmental Plan. These targets have therefore not been achieved and will rely on future development in nominated areas for medium and high density housing, many of which will require site amalgamation which could take years if at all on some site (e.g. Walter Street). Nine Network is a large site in one ownership which, if could be quickly and easily developed than other nominated sites in the draft LEP.





COMMENT/ QUESTION	CONSULTANT RESPONSE
7. What goes into the assessment in relation to those (education) issues?	<p>This issue will be addressed as part of the Concept Plan environmental assessment. Nine Network Australia 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.</p> <p>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 will continue to liaise with the Department of Education and Communities regarding their strategic plans for education in the locality.</p>
8. What goes into your submission?	<p>The Concept Plan submission will consist of an Environmental Assessment Report (EAR) that addresses the requirements of the Director General of the Department of Planning and Infrastructure. The EAR will include development plans and an assessment of the development in terms of key issues including strategic justification, built form and visual impact, traffic, heritage, social impact, contamination etc. The EAR will be supported by a number of specialist reports that address these issues in greater technical detail.</p>
9. Will there be a contributions scheme for this project and how will that work?	<p>Yes. This will be subject to negotiation between Nine Network, Council and the Department of Planning and Infrastructure.</p>
10. The 6,800 dwellings, when was this set?	<p>2007 Subregional Strategy, for the Inner North Region.</p>
11. Where did 650 dwellings target come from for this site?	<p>The 650 units is based on the preliminary 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.</p>
12. Is there any pressure from Council to keep that number? Or the developer?	<p>No, the brief is to develop suitable future residential options for the site.</p>





COMMENT/ QUESTION	CONSULTANT RESPONSE
13. Is there an equivalent site with 650 dwellings for comparison?	Former Channel 7 site in Epping, which is currently being redeveloped with 800 new dwellings. Totem on Sydney Road, Balgowlah is another local example, though it's in a more urban context.
14. 2010 scheme, every new scheme is better?	This Concept Plan responds to the DG's comments from the preliminary plans. In this sense, this plan has been improved.
15. What is the FSR?	Each option has an FSR of 2.3:1
16. How many m ² per dwelling?	Our working assumption is 100m ² per dwelling, though the size and range of dwelling sizes will be determined by the developer during the development application process.
17. Email from Willoughby Progress Association said this development will be higher than developments in Zetland and highest in the area. Is this true?	Residential development at Victoria Park at Zetland goes up to 20 storeys or more which is higher than proposed for the Nine Network site. The proposed development will be higher than development in the immediate local area. The site's size and topography however enable opportunities for higher building forms and different housing types than are available in the immediate locality. IN terms of the wider local area, there are significantly higher residential buildings built or being constructed at St Leonards (38 storeys) and Chatswood (up to 42 storeys).
18. With the 3 options, what is the lowest Channel 9 will accept in terms of height?	Each of the preliminary options contained a 16 storey building. We have not yet determined what a preferred scheme is. This will become evident as we consider the stakeholder feedback throughout the design process.
19. All 3 options have impacts on Richmond Avenue. I don't want to stand in my backyard and see that. I would prefer a 6 storey tower.	Comment noted.
20. We don't want to see the residential tower.	Comment noted.
21. 2A Richmond, 25 Walter, Artarmon Road/ Edward Street. These residents were concerned about privacy and view impacts of the tower overlooking the back yard.	Comment noted.
22. Why 650 dwellings? Can you reduce this?	The 650 units is based on the preliminary 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. Any variation would be informed by the outcomes of our investigations.



COMMENT/ QUESTION	CONSULTANT RESPONSE
23. Are traffic issues likely to assist with scaling back the development?	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.
24. EMR. Why would the developer want to get involved in locating housing near the transmission tower?	A developer would prefer the transmission tower wasn't located next to the site. However, the site still offers considerable value due to its location, proximity to services, open spaces and public transport, views to the city and northerly aspect. The design and orientation of the buildings will ensure the transmission tower is hidden when viewed from the apartments and any new public spaces.
25. One thing that hasn't been mentioned is public transport and traffic.	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.
26. What will you be putting in the EA in relation to transport?	A transport and accessibility impact assessment will be prepared in support of the EA.
27. What areas are being investigated in the transport study?	Key intersections along Willoughby Road.
28. No public transport to North Ryde, Chatswood and other major employment locations?	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 Interchange. Artarmon Station is located about 15 minute walk from the site and North Ryde is accessible via the Northern line.
29. Have you thought of tunnels?	Tunnels existing on Walker Street or under the Gore Hill Express way have not been investigated.





COMMENT/ QUESTION	CONSULTANT RESPONSE
30. What is the traffic generated by the proposal?	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. 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.
31. What infrastructure will be introduced to cope with this?	The transport and accessibility impact assessment will consider appropriate traffic management required to cater for traffic generated by the proposed development.
32. North Sydney restricts car parking.	Comment noted.
33. What is going into the EA?	A transport and accessibility impact assessment will be prepared in support of the EA.
34. What alternatives do you have to an exit at Edward Street?	Various options are being investigated.
35. The sun affects traffic visibility on Artarmon Road?	Comment noted.
36. Does this involve a round-about?	The transport and accessibility impact assessment will consider appropriate traffic management required to cater for traffic generated by the proposed development.
37. U-turns in Richmond Avenue are an issue that needs to be investigated. Previous solutions have reduced safety.	Comment noted.
38. 650 dwellings is going to change the character of the area (suburban to urban) will any facilities be introduced in walking distance to the site?	The revised Concept Plan will include a range of uses and services other than residential dwellings. These include publicly accessible open space, corner store, café, crèche and day care, and community meeting spaces. We are open to any other suggestions. This is a matter for discussion with Council.
39. I would like attractions (cafes etc.) which encourage social interaction.	We anticipate childcare, a corner store or café. The open spaces such as a playground also promote interaction.
40. Houses could be converted to shops etc. outside of the site.	Comment noted.





COMMENT/ QUESTION	CONSULTANT RESPONSE
41. Shops under the St Leonards Forum have not worked that well.	Comment noted.
42. Shops under apartment podiums.	Comment noted.
43. Are the buildings positioned on the site to ensure there is the least impact? Eg. 16 storey building on the lowest point of the site.	Absolutely. This is a critical design driver of the entire design process. We've developed dozens of options that investigate the benefits and constraints associated with various forms and locations of development.
44. Will basement car parking be dug into the site (below current ground level)?	Yes this would occur.
45. Substation noise. How will the people living in 'monstrosity' (16 storey tower) deal with noise from the substation?	There will be no disturbance from sub-station noise.
46. It looks like the left over buildings have been shoved near the TXA tower.	Comment noted.



Yellow Table	
Facilitator : Adam Haddow (Architecture Director, SJB Architecture)	
Transcribed by: Samantha Miller (Communication Assistant, Urban Concepts)	
1. Will we see the 30 November Plan?	The Department of Planning and Infrastructure will notify local residents when the Concept Plan and Environmental Assessment is placed on public exhibition. We will place the preferred Concept Plan on our project website at the time of lodgement and a second newsletter would be distributed which will describe what it entails.
2. Overshadowing, why don't we cut the number from 600 to 400?	The size and shape of buildings can affect yield. We are still negotiating what is an appropriate level of density. It is more about assessing impact, and the Department of Planning places a lot of weight on this. Diversity in type, style, architecture and affordable housing.
3. Who decides the traffic impacts, who assesses traffic?	The RMS, Council and traffic engineers. The PAC makes the final approval.
4. Can PAC overrule everyone? You haven't changed density	The Planning Assessment Commission will determine the development application on the basis of the submitted environmental assessment report, the Department of Planning and Infrastructure's assessment and recommendations and issues raised in public submissions and at the PAC's public meeting. The Planning Assessment Commission are not bound by the controls in the local environmental plan (which relate to a television studio and are not relevant to this type of development) but will make a merit based decision.



COMMENT/ QUESTION	CONSULTANT RESPONSE
5. Height and density are grossly out of character for the neighbourhood, and the Department has already expressed concerns over these, but no attempt has been made to reduce the density; why have you determined that this density is appropriate?	The appropriate density for the site will be determined as part of on-going design process and associated technical studies.
6. It is out of character with surrounding areas.	Comment noted.
7. Taller buildings along Scott Street rather than 16 storeys.	Still investigating how the buildings can better blend in with the topography.
8. What are the benefits of the development for existing residents?	New local park, benefits are subtle and will appear as the site settles. Sustainability possibilities, modifications and improvements to Council services through developer contributions, as well as less cars parked on the street.
9. Why isn't there a 'left field' option showing building options and orientations?	At this stage the Concept Plans are still being modified to determine a preferred design solution.
10. Why are envelopes rectangle blocks?	The Concept Plan is based on typical building types by defining the built envelope. The rectangular form makes an allowance for balconies and building articulation, without defining the final form of the building. This is a high-level plan for the site, where the location, height and scale of development is defined. We are not designing buildings.
11. How do we get the security of any controls we set?	We can write the controls into the approval, but we do want to allow for changes.
12. Who polices/ who is the authority to ensure envelopes are followed?	After a Part 3A Approval, Council is the Consent Authority for the individual development applications that would be lodged to realise the development.
13. Will the developer have to comply with the percentages of buildings versus open space?	Yes.
14. Can this all change? We have to go through this process again?	Following approval of a Concept Plan, future development applications are required to be generally consistent with the Concept Plan and while a Concept Plan can be modified, a future modification still needs to demonstrate that proposed changes are generally consistent with the development as initially approved.
15. Popular park and ride area, street parking will only get worse.	Looking into the wider traffic movements/ problems especially regarding the Leisure Centre. Wider public transport issues need to be understood so we don't exacerbate these issues. Council parking requirements for residents and visitors will be basement, then there is the street parking. Residents should not park on the street.



COMMENT/ QUESTION	CONSULTANT RESPONSE
16. The bus takes 10 minutes to the city, and the train is 20 minutes to the city. People prefer buses.	Comment noted.
17. Is there overshadowing on Walter Street? 18. Will this change with building heights?	We are looking at solar access and land surveys to understand current over shadowing. We will reduce height of buildings to minimise and ensure compliance with SEPP 65 standards.
19. Have you considered share car arrangements such as GoGet?	Yes, we understand that there is less acceptance of these types of initiatives in areas that are further from the city.
20. Effects of density on existing school and utility infrastructure?	Meetings with Department of Education to analyse effects on schools. Opportunities to improve stormwater and sustainability. (eg. First flush)
21. Health effects from the tower?	The tower operates within the Australian Standards Perceived risk versus actual risk, needs to be understood.
22. If the Department of Planning don't like the number of dwellings, can they reduce the number?	Yes, the plan changes and evolves, based on submissions from the public and Government Agencies. This all happens before Part 3A approval.
23. Thanks for taking on board comments on Edward Street.	We are trying to understand this intersection. We will come back hopefully with solutions.
24. Is there an opportunity to join Walter Street with Richmond Avenue?	This has not yet been investigated.
25. Questionnaire on the webinar. Some of the answers cancelled out.	Noted. We are pleased for you to complete another survey tonight.
26. The site occupies an area which has a significant visual impact on neighbouring suburbs for some distance, as well as those properties that are immediately adjacent; how do you go about measuring the visual impact of the development and how it relates to the striking structure of the TV tower?	We use a number of techniques including photomontages from key views around the site and local area. Photos of the site overlaid with a proposed view of the development. The photomontage illustrates the outline of development that will be visible from that vantage point. Once complete the existing view is compared to the proposed view and a qualitative assessment is undertaken. This information will be contained within the Environmental Assessment lodged with the State Government.
27. Will Artarmon Road be widened?	The transport and accessibility impact assessment will consider appropriate traffic management required to cater for traffic generated by the proposed development.





COMMENT/ QUESTION	CONSULTANT RESPONSE
28. Will there be commercial floor space and parking for commercial uses?	We anticipate a corner store but not a retail destination. We want to support the Willoughby Road retail strip. These are studies on the distance that people walk before driving to the shops and this site is well positioned in regard to the Willoughby Road shops. Traffic is a big driver of successful retail and this centre benefits from through traffic.
29. There is useless retail in Willoughby.	Comment noted.



Additional Comments

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

COMMENT 1

The Draft Record of Comments from the consultation events held on 8th November 2012 was distributed by email on 22nd November. It is worth noting that although some "comments" were made by participants, they were not strictly invited. The event was constructed as a tour and briefing with question and answer sessions facilitated in smaller groups. Questions were invited to be put to the architects or their representatives during the Workshop Discussion Groups; however there was no invitation to provide general reaction, or to comment on likes and dislikes of the proposed development options. If these Records of Comments are to be portrayed as an accurate record of participants' opinions, concerns and comments then that would be a misrepresentation of the content.

It was stated by the architects that the options presented to us were only initial thoughts, and that the planning of the development had already progressed to a point where the version to be submitted would be different from the options shown to us. As a result, these comments are also not necessarily an accurate reflection of the questions that would be raised by the revised plans. As far as I am aware, no further consultation is to be proposed on revisions before the submission on 30th November. As a result of this rushed timeline, I am convinced that the submitted plans will not be based on an adequate and justified level of consultation as required by the Director General's Requirements.

Additional Notes emailed to Urban Concepts

The following comments are not a part of the Final Record of Comments, however they were received with the above comments and so have been left in the record notwithstanding.

At the Thursday session there was limited time available for completion of the distributed questionnaires. I was still in discussion with one of the architects when we were asked to leave the building, so had no time to complete the questionnaire. Again, it is important that the questionnaire is not represented as being a representative survey of community opinions as it was only offered to participants at the workshop.

The height and density of the proposed development is grossly out of character with the surrounding neighbourhoods. Most of the streetscape surrounding the site, particularly near the top of the hill, is single-storey dwellings. The 29,000 square metres would typically contain less than 83 households, based on semi-detached buildings in plots of 350 square metres, although much of the nearby housing is on full 700 square metre blocks. The extreme density proposed would have a major



negative impact on local amenity, particularly through its impact on local services such as schools, roads and public transport which cannot support the increased number of households.

The impact of different and increased traffic flows must be considered in the feasibility of the site, especially given the difficulties presented by the crest of the hill, visibility problems when the sun is low, and existing peak hour traffic queues. I do not think it appropriate that the existing low-traffic volumes and quietness of Richmond Avenue should be disrupted by diverting traffic flow onto Richmond Avenue. This would not be in keeping with the existing consents for the site which specifically prohibit the use of traffic gates on Richmond Avenue except for very few specified external broadcast vehicles.



Whilst the desire for taller structures in the centre of the site may to some extent reflect the existing building envelopes, a careful and gradual transition from single/double storey dwellings on Artarmon Road and Richmond Avenue is vital to preserve Willoughby's valued residential streetscapes, as is retention of existing mature trees at or near the boundary, and keeping development lower than tree height throughout.

The proposed tall towers would have a major detrimental impact on visual amenity for many surrounding suburbs, including further areas of Willoughby, Artarmon and Naremburn. They would also cause a drastic loss of privacy for the front and rear gardens and living and bedroom windows of neighbouring properties both on Richmond Avenue and further afield.

The current proposals do not, and cannot given their rushed preparation, address adequately the relation of the development to the surrounding areas, including opportunities for providing public amenity and access, and the areas that link them. Further review and consultation with Willoughby Council and local residents will be essential to ensure that all possible benefits of the development are realised both for the developer and the local community who are impacted by the development.

The proposals as shown to us make no reference to the small strip of land also owned by Channel 9 on the southern side of the TXA tower site. It was recently asserted by TXA and Channel 9 that that land was too valuable to provide a drainage easement across for the purposes of redeveloping the TXA site and protecting neighbouring bush land. Channel 9's intentions for this strip of land must be considered as part of the planning process for the main development site to ensure that community amenity is maintained.



APPENDIX L – Katos Holdings Market Research Exit Survey and Findings

Willoughby Studios Residential Development Concept Plan Community Consultation Survey (November 2012)

Nine Network Australia has engaged an independent market research company, Katos Holdings to capture important community feedback in relation to the Willoughby Studios Residential Development Concept Plan options. This survey forms part of the Community Consultation Process for Stage 1 of this application and has been commissioned in conjunction with Urban Concepts.

We wish to ensure that participants in the consultation events have the opportunity to have their say about the design approach and residential concept plan options. We would appreciate your honest feedback in relation to the questions in this survey. No answers which could identify you will be released, so what you tell us in this survey remains completely confidential.

What you need to do

Please fill out this survey and hand back before you leave the Nine Network premises today. If you are attending a walk and workshop, then please only complete the survey at the completion of the workshop.

For most survey questions, just tick the box next to the answers which apply to you.

Q1. What kind of public open space would you most like to see provided for in this concept plan?
Please only tick your Top 3. (If none apply write in your own)

	First	Second	Third
Single open space area, instead of a collection of spaces	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Open park areas	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Plenty of trees, plants, landscaped areas	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Basketball court/s	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Market garden	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Children's playground	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Not fussed, so long there is enough public open space	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Other (write in) _____	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3

Q2. Which of the following are most important to you when evaluating the concept plans?
Please only tick your Top 3. (If none apply write in your own)

	First	Second	Third
Building height / scale	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Open space available	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Traffic and parking	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Building design and quality	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Sustainable living outcomes	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Access through the development site	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Visibility of the site or visual impact	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Other (write in) _____	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3



Q3. What other facilities would you like to see provided in each of the concept plans? (Tick all which apply to you)

- | | |
|--------------------------------|----------------------------|
| Crèche | <input type="checkbox"/> 1 |
| Cafe | <input type="checkbox"/> 2 |
| Corner store | <input type="checkbox"/> 3 |
| Art studios | <input type="checkbox"/> 4 |
| Gym / fitness centre | <input type="checkbox"/> 5 |
| Community meeting space / hall | <input type="checkbox"/> 6 |
| Other (write in) _____ | <input type="checkbox"/> 7 |

Q4. The relationship between building area and open space is very important. Of the three options below, which ratio of building area to open space do you consider most appropriate? (Tick one)

- | | |
|--|----------------------------|
| Building Area versus Open Space Area (60 / 40) | <input type="checkbox"/> 1 |
| Building Area versus Open Space Area (50 / 50) | <input type="checkbox"/> 2 |
| Building Area versus Open Space Area (40 / 60) | <input type="checkbox"/> 3 |

Q5. What if anything, concerned you about the 20 storey building height proposed under the preliminary concept plan? Please be as specific as possible.

1. _____
2. _____
3. _____

Had no concerns (tick if this applies to you) ☐ 99

Q6. When and where are the traffic and transport concerns you are most worried about in relation to this development? Please be as specific as possible with the location and nature.

WHEN: _____

WHERE: _____

Have no traffic concerns (tick if this applies to you) ☐ 99



Q7. When considering residential development for the Nine Network site, please indicate how much you agree or disagree with the following statements.

	Agree A lot	Agree A Little	Neither	Disagree A Little	Disagree A lot
I feel the proposed development will make a positive contribution to the local area	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
The inclusion of community based facilities and services would enhance its appeal	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Being able to gain access to the site to get to other areas would be important for me	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
I would favour an increased building height if it resulted in more open space	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
It is important that the new development considers a range of sustainable outcomes that would benefit the local community	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
There is definitely a need for greater housing choice in the Willoughby area	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Providing 660 dwellings on this site helps the City of Willoughby achieve their housing targets of 6,800 additional dwellings by the year 2031	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

Finally, please provide us with some important information about yourself.

Q8. Are you...? Male ☐1 Female ☐2

Q9. What is your age?

Q10. Do you live in a...? House ☐1 Apartment / Flat ☐2 Other ☐3



Q11. Do you normally use public transport to travel to work? Yes ☐₁ No ☐₂

Q12. How far do you live from this site? 5 min walk ☐₁ 10 min walk ☐₂ 15+ min walk ☐₃

Q13. Which of the following consultation sessions did you participate in this week?

Community walk only ☐₁ Community information evening session only ☐₂ Both ☐₃

Q14. Finally, please feel free to record any additional comments below in relation to the Willoughby Studios Residential Development Concept Plan.

Thank you for your feedback.

These survey results will assist Nine Network Australia in ensuring the Willoughby Studios Residential Development Concept Plan takes into consideration the needs of the local community.

Now please hand over your completed survey to your facilitator or walk guide.



KATOS HOLDINGS REPORT
November 2012

**Willoughby Studios Residential Development Concept Plan
Community Consultation Survey Top-line Findings**

Background and What we Did

This Top-Line Report presents the key findings of the Willoughby Studios Residential Development Concept Plan Community Consultation Survey, conducted on behalf of the Nine Network Australia.

A self-completion survey was administered to members of the general public who attended a community walk and/or information session on 7th and 8th November 2012. This survey forms part of the Community Consultation Process for Stage 1 of this application and has been commissioned in conjunction with Urban Concepts.

The research findings reported on capture important community feedback about the design approach and residential concept plan options. A total of 120 surveys were completed and returned for processing (50 participants attended the consultation event/s on the 7th November and 70 on the 8th of November).

Of the 120 survey respondents:

- 20% participated in the community walk only
- 24% attended the community information evening session only
- 56% attended both of the walk and information session

The survey was completed by 48% of males and 52% of females, with the a good mix of age groups represented (29% aged 45 or less, 32% aged 46 to 55 years and 36% aged 56+ years old). The vast majority (88%) of respondents live in a house, with the remainder living in an apartment / flat.

In terms of proximity to the Willoughby Studio Development Site, 79% lived within a 5 minute walk, with the remainder at least a 10 minute walk away.

Although there are some subtle differences in the survey results across the different respondent profiles (gender, age, proximity to site), there are no statistically significant differences to report on.

Community Survey Top-Line Findings 261112



Key Survey Findings

Survey respondents have singled out *plenty of trees, plants and landscaped areas* and *open park spaces* as their stand out priorities when it comes to public open space. There is also demand for a children's playground.

Q1. Kind of public open space would <u>most</u> like to see provided for in this concept plan (select top 3 choices from list)	First Choice	Total Choices
Plenty of trees, plants, landscaped areas	29%	77%
Open park spaces	29%	71%
Single open space area, instead of a collection of spaces	13%	30%
Not fussed, so long as there is enough public open space	9%	20%
Children's playground	5%	44%
Market / Community garden	3%	20%
Basketball court/s	2%	7%

Building height / scale is most important to survey respondents when evaluating the concept plans, but so is *traffic and parking*. The importance of *visual impact* and *building design and quality* has also been highlighted by a sizeable proportion of the community.

Q2. Which of the following are most important when evaluating the concept plans (select top 3 choices from list)	First Choice	Total Choices
Building height / scale	53%	83%
Traffic and parking	28%	84%
Visibility of the site or visual impact	4%	38%
Building design and quality	4%	33%
Sustainable living outcomes	2%	13%
Access through the development site	2%	12%
Open space available	2%	28%



A majority of survey respondents would like to see a cafe included in the concept plans, while a sizeable proportion favour the addition of a corner store and community meeting space.

Q3. What other facilities would like to see provided in each of the concept plans? (select as many from list)	Total Mentions
Cafe	58%
Corner store	48%
Community meeting space / hall	40%
Creche	28%
Gym / fitness centre	15%
Art studios	13%
More schools / education facilities	7%

While the relationship between building area and open space is considered very important, a majority of survey respondents consider a 40% building area and 60% open space area ratio as most appropriate.

Q4. Which ratio of building area to open space below is consider most appropriate.	Total Mentions
Building Area versus Open Space Area (60 / 40)	15%
Building Area versus Open Space Area (50 / 50)	29%
Building Area versus Open Space Area (40 / 60)	56%

A range of unaided concerns were identified in relation to the 20 storey building height originally proposed. The top concerns relate to the negative *visual impact*, the *building height, scale and density*, *overshadowing issues* and *belief that the development is out of character with the local area*.

Q5. Unprompted concerns about the 20 storey building height proposed under the preliminary concept plan	Top Unprompted Mentions
Visual impact / unappealing / ugly / dominate skyline	46%
Height / scale too big / too dominant / overwhelming for area	33%
Overshadowing / loss of sunlight	30%
Out of character with local area / incompatible	26%
High density / too many dwellings	25%
Additional traffic generation / congestion / impact on Artarmon Rd / surrounding streets	23%
Loss of privacy / backyard	16%



Most of the traffic and transport concerns highlighted tend to centre on morning and afternoon peak hours. Survey respondents claim to be most concerned about the potential traffic congestion impact on Artarmon and Willoughby Roads in particular.

Q6. When and where are the traffic and transport concerns <u>most</u> worried about in relation to this development	Top Unprompted Mentions
WHEN	
Peak hours	48%
All day / all the time / weekdays and weekends	18%
Saturday mornings / sport days	11%
Morning peak hours	8%
Weekends	8%
WHERE	
Artarmon Rd access / entry into / traffic congestion on this road	48%
Willoughby Rd congestion / access	31%
Access / entry into Edward St & Artarmon Rd intersection	14%
Richmond Avenue	7%
Edward St	7%
Access / congestion in surrounding streets / local streets near development	6%

There is a fair degree of public scepticism relating to the perceived benefits and value of the proposed residential development for the Nine Network site (see table overleaf). Only a minority of survey respondents believe it will make a positive contribution to the local area or can see the need for greater housing choices in their municipality. There is also considerable questioning of the value of and reasoning behind having 660 dwellings on the site.

Having said that, support for the development can be enhanced with the inclusion of relevant community based facilities and services, the inclusion of a range of sustainable outcomes that would benefit the local community, as well as presenting a sound argument for why 660 dwellings are needed on the site.

Where results do not add up 100% in the table on the next page is due to the exclusion of 'neutral' responses made.



Q7. Attitudes towards residential development for the Nine Network site
31% feel the proposed development will make a positive contribution to the local area, although a majority holds the opposite view (54%)
54% agree the inclusion of community based facilities and services would enhance its appeal , while 28% disagree with this statement
39% believe being able to gain access to the site to get to other areas is important, although a similar proportion (41%) don't consider this important
10% of those surveyed would favour an increased building height, if it resulted in more open space, however, the vast majority (76%) reject this notion
74% agree it is important that the new development considers a range of sustainable outcomes that would benefit the local community, while only 8% disagree
34% believe there is definitely a need for greater housing choice in the Willoughby area, although a higher proportion don't (48%)
29 % agree providing 660 dwellings on this site helps the City of Willoughby achieve their housing targets of 6,800 additional dwellings by the year 2031, but a majority (52%) disagree

Aside from reinforcing perceived concerns relating to additional traffic generation and high density, some survey respondents are also worried about the impact of the proposed development on public transport demand / congestion and car parking availability. An underlying concern in a number of verbatim comments appears to relate the perceived inability for the current infrastructure and services to cater for an increase in population in the local area.

Q14. Final unaided comments made in relation to the Willoughby Studios Residential Development Concept Plan.	Top Unprompted Mentions
Additional traffic generation / congestion / accessing surrounding streets	29%
High density / too many dwellings / unreasonable / why 660 dwellings	28%
Impact on public transport / greater demand / congestion	19%
Height / scale too big / too dominant / overwhelming for area	15%
Impact on car parking / reduced availability in the surrounding streets	14%
Negative impact on local character/ ambience/ feel of the area	13%
Need for improved educational facilities / more schools / child care facilities	11%



APPENDIX M – Submissions and Responses




Greetings to all on the Willoughby South P.A. Channel 9 contact list.

The email below from Council's General Manager, Nick Tobin, is self-explanatory. I've bolded the sections I think have particular relevance to the community at this stage. Hopefully, before the community consultation gets going, Channel 9's consultants will release drawings and a timetable to cover this Environmental Assessment stage of the development application, in time for us to appreciate what is now being proposed and to develop our response.

As Nick points out, with only seven weeks to make a submission to NSW Planning on such a complex development, it's difficult to be optimistic that satisfactory community consultation will occur. Perhaps this is part of their strategy and if it is, we can only rely on NSW Planning to stand firm and see that the community consultation is properly done and that our views and those of Council are taken into account. However, I'm confident that if necessary, our community, along with Council, will be able to make a goodly amount of noise if we need to protest an unsatisfactory process.

As we receive further information on the project and details of the arrangements for community consultation it will be passed on to all. Please use your own contacts to broaden the interest in this redevelopment which will affect far more of the community than just those who live near the Channel 9 site. We'll be pleased to add any additional members of the community to our Channel 9 contact list for further contact.

Kind regards,


Willoughby South
Progress Association

Received: 23.10.12



23 October 2012

Dear Mr [REDACTED]

Thank you for your interest and inquiry about the project.

Belinda Barnett of Urban Concepts has advised me that you have accepted our invitation and will be attending the stakeholder Round Table breakfast on the 2nd November 2012 and that you would like to communicate to your members' details of the project and the forthcoming consultation events.

We have formulated the attached project overview to communicate to your members for this purpose and I can also advise that we will be circulating a newsletter to local residents at the end of the week and taking our project website live on the weekend.

I look forward to speaking with you at the event on the 2nd of November.

Yours sincerely,

Scott Soutar
Station Manager, Sydney

NINE NETWORK AUSTRALIA PTY LTD

PO Box 27 Willoughby NSW 2068 Australia 61 2 9906 9999 ninemsn.com.au ABN 88 008 685 407



25 October 2012



Dear [REDACTED]

Thank you for your email. As a neighbour of the Nine Network Studios Site I appreciate your interest in the project and the consultation process. The consultation process that we are running is being conducted in stages. The first stage of the process will coincide with the formulation of a preferred residential concept plan for the Nine Network Australia Site. The process comprises a number of initiatives. These include:

- **Community newsletters.** The first newsletter will be distributed to local residents over the weekend.
- **A project website** onto which we will upload project information and specialist reports as they become available. This will include YouTube video to assist residents who are unable to make our scheduled consultation events. The website will be live over the weekend and the address will be www.ninewilloughby.com.au
- **A 1800 freecall number 1800 22 44 24**
- **A project email info@ninewilloughby.com.au**
- **Resident Meet and Greet.** We will be going door to door next week visiting residents of the properties that immediately adjoin the Nine Network Site in Richmond Avenue, Walter Street, Scott Street and Artarmon Road.
- **Regular display advertising in the North Shore Times.** Our first advertisement will appear in tomorrow's paper.
- **Community consultation events to be held over the 7th and 8th November 2012. These events are:**
 - **Guided community walks** with the architects and urban designers around the Nine Network Site so residents can better understand the context of the site and the design and land scape principles that have been formulated to guide the preparation of three residential concept plans. Three walks will be held on each day each of 1 hour in duration at 3pm, 4.30pm and 6pm.

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- **Community Workshops** will be held from 7-9pm on the 7th and 8th November once again at the Nine Network Site. The workshops will be 2 hours in duration and we will present and discuss with residents the three residential concept plans that will have been formulated. The workshops will be hands on and give residents the opportunity to share their views on each option, the design of open spaces and ideas for community facilities.
- **Community webinar.** A community webinar will be held on Thursday 8th November from 11am-12pm. The webinar will present the information presented at the workshop sessions. It is designed to inform those residents who are unable to make an evening workshop.



The feedback we receive from these events will then be used to evolve a preferred residential Concept Plan for the site. The preferred Concept Plan will form the basis of the Environmental Assessment Report that is lodged with the NSW Department of Planning and Infrastructure by the 30th November 2012 (as required under the transitional planning provisions for Part 3A projects). The preferred Concept Plan will be placed on the website and would inform a second community newsletter at this time. Further information about the Major Project Planning process will be available on the website.

On lodgement of the Environmental Assessment Application it is reviewed by the NSW Department of Planning and Infrastructure to ensure that it satisfies the Director-General's environmental assessment. If it is deemed to address these the Department will then notify Council and residents and place the application on public exhibition for a period of at least 30 days.

To coincide with the exhibition of the Concept Plan and Environmental Assessment Report documentation we will hold a series of community briefings to ensure that the community fully understands the preferred Concept Plan and can make an informed submission to the Department while it is on exhibition. These briefings will comprise Stage 2 of the consultation process. It is anticipated that the exhibition would occur in the first quarter of 2013.

I hope that this information answers your question. I look forward to your participation in the consultation process and to meeting you over the coming weeks.

Yours faithfully

A handwritten signature in black ink, reading 'Belinda Barnett'.

Belinda Barnett

Director

Urban Concepts



Dear [REDACTED]

I am following up on the emails that you have sent to me. I can advise that the presentation that will be given at the events will be uploaded onto the web site following the events. The community webinar will be recorded and will also be uploaded onto the website. We plan to take still photos at the site based events subject to the approval of participants and we will produce a record of comments arising from the events that will be distributed to participants and posted on the website. Events will not be videotaped.

In respect to the registration of participants at our events I would ask that you encourage residents to register for an event of their choice. As you can appreciate there is great deal of interest in this project and the Nine Network Site as a fully operational site has security and logistical arrangements that need to be made to facilitate the hosting of these events on the site.

It was considered by the project team to be advantageous for residents to be able to come onto the site so that they can appreciate its local and built context. To assist us with this process it is important that we know how many residents will attend each event to the best of our ability. Similarly we need to ensure that we select an appropriately sized venue and have sufficient seating and technical resources for the events to run smoothly.

I hope that this addresses your questions. I look forward to meeting you on Friday morning

Kind Regards

Belinda Barnett

30.11.2012



[REDACTED]

Thursday 29 November 2012

The Hon. Bradley Hazzard, MP
Minister for Planning and Infrastructure
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

RECEIVED
3/12/12

COPY

Dear Mr Hazzard,

RE: The Nine Network Television Studios Site

The proposal being prepared by Nine Network Australia to transform the Nine Network Television Studios site at 6-24 Artarmon Road, Willoughby into a high-density residential site dominated by multiple high-rise tower apartments is an entirely inappropriate and misconceived land use concept for the well-established suburbs of Artarmon and Willoughby.

My family is completely opposed to this proposal and requests that you reject it outright. My daughter and her family live nearby to this site at 29 Chelmsford Ave.

Our opposition to this project is not confined to the absurd proposed overdevelopment of the site. It is not confined to the appalling height of 16 storey and 12 storey buildings in a predominately bungalow residential area. Our opposition arises from the attempt, unsupported by any town planning research, to engineer a demographic transformation upon an already established and functioning urban community without any consideration of the multidimensional impacts on the daily social processes of the community.

Impacts of increased Population Density

Education

At the public consultation held at the Channel Nine Studios on 8 November, the project presenters, Urban Concepts, admitted the proposed high-rise residential redevelopment would consist of 660 Home Units with an expected influx of 1800 to 2000 new residents to the area.

Urban Concepts offered no understanding of how this dramatic increase in population density would impact on the infrastructure of local facilities. There could be as many as 400 to 500 children of primary and secondary school age suddenly added to local school populations. All nearby public primary schools, Willoughby, Cammeray, and Artarmon, have pupil numbers vastly in excess of capacity. Local High Schools are also stretched to capacity. Urban Concepts had no idea where all of these additional children would be educated.

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Recreational Resources

All the playing fields in the Willoughby City Council area are fully occupied at the moment every weekend throughout the school year. This also applies to the North Sydney Council area and to the Mosman Council area.

Road Traffic

The proposed redevelopment of the Nine Network Television Studios site into 660 Residential Units is required to provide parking spaces for 720 resident cars and additional parking spaces for 160 visitor cars. There was overwhelming consensus at the Community Consultation Meeting on 8 November that these on-site car parking allocations will be grossly inadequate. Even more to the point, is the impact all of these additional cars will have on local traffic flow. Gridlock often occurs over weekends in the streets adjacent to the Willoughby Leisure Centre, less than a kilometre away. This Centre is in the process of being upgraded by Willoughby City Council in the next few years, which will also increase traffic saturation on nearby streets. This fact was not even on the radar of Urban Concepts and was not factored into the development plan by Urban Concepts. During peak hours Artarmon Road is a short cut from Mowbray Road to the Expressway. This massive high-rise residential over-development will intensify this saturated traffic tangle. Significantly, Urban Concepts has undertaken no traffic flow research and analysis to explain how road traffic flow in the Artarmon/Willoughby area will remain unaffected by this massive influx of private car traffic.

Rail Transport

Artarmon railway station is not equipped to cope with an increase of hundreds of new commuters. Also it is not a regular stopping destination even during peak hours.

Bus Routes

Already there is only standing room to the city along Willoughby Road in peak hours. The provision of bus services will need significant, immediate expansion.

Public Funding

Nowhere in any of Urban Concepts' residential project papers relating to the high-rise redevelopment of the Nine Network Television Studios site is there any mention of the need for accompanying public expenditure to upgrade and redevelop all of the public infrastructure needed to support the increased population density arising for 660 new residential Units.

Medical Services

The General Practice Surgeries in the local area are fully stretched at the moment.

Shopping

Northbridge Plaza, which contains the largest supermarket in the area, can barely cope with the influx of residents already in the area. The parking area, in drastic need of an upgrade, is already at maximum capacity every weekend.



Instead of addressing these urgent, consequential impacts on the daily life of the local community, Urban Concepts offered five design principles for evaluating the proposed high-rise residential redevelopment of the Nine Network Television Studios site: Open Space, Movement, Scale, Transition, and Sustainability. None of these building-oriented 'design principles' offers any insight into the impact of an additional 1800-2000 people moving into a 2.9 hectare site located in an already consolidated, and well-developed, urban residential area. As it stands, the proposed residential high-rise re-development concept lacks any input from rational, community-oriented design principles.

Even the 'design principle' of 'Sustainability' did not take into account the need for re-cycled energy generation, such as solar panels, or the importance of a local community garden provision for sustainable food production, or the provision of rainwater collection. There was very little sensitivity to the impact this high-rise residential development would have on the sustainability of the local natural environment. This proposal looks like a throw-back to the 1980s when property developers had no interest in assessing the ways in which a huge high-rise residential project would impose long-term adverse impacts on the natural environment, on the social infrastructure, and on the well-being of an urban community culture. This is a project that simply ignores the ponderous size of its 'carbon footprint' in the emerging crisis of climate change, over-population, and the need to conserve the natural environment.

Recommendations

1 We recommend that the proposal being prepared by Nine Network Australia to transform the Nine Network Television Studios site at 6-24 Artarmon Road, Willoughby into a residential site dominated by multiple high-rise tower apartments be rejected.

2 We recommend that the Department of Planning and Infrastructure makes representations to the Department of Education and Communities with a proposal to establish a feasibility study into rezoning the Nine Network Television Studios site at 6-24 Artarmon Road, Willoughby, as 'Educational', with a view to establishing an urgently needed Primary School on the site.

Yours sincerely,

cc. Willoughby City Councillors
The Hon. Gladys Berejiklian, Minister for Transport, and MP for Willoughby
Urban Concepts



APPENDIX N – Willoughby South Communique



NINE NETWORK AUSTRALIA PROPOSED CONCEPT MASTERPLAN FOR THE WILLOUGHBY STUDIOS SITE

**PROJECT OVERVIEW PREPARED FOR BOB TAFFEL PRESIDENT WILLOUGHBY SOUTH
PROGRESS ASSOCIATION AS REQUESTED MONDAY 22ND OCTOBER 2012**

DATE OF ISSUE TUESDAY 23RD OCTOBER 2012

1. Project Vision

Through careful consideration of the site's unique setting, characteristics and heritage, the 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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