



	<ul style="list-style-type: none"> The EA shall provide an investigation of the existing utility services and the need for upgrading, augmentation or relocation of those services as a result of the development. This should include the need for electricity supply to the site (i.e. provision of kiosk/substation and location). The investigation should also include the undergrounding of all overhead utilities (including all telecommunication services) for all frontages of the site and internally on the site.
	12. Drainage and Groundwater <ul style="list-style-type: none"> The EA shall address drainage issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures, including stormwater and grey water reuse in buildings.
	13. Contributions <ul style="list-style-type: none"> The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contribution Plan and provide details of any Voluntary Planning Agreements or other legally binding instrument proposed to facilitate this development.
	14. Contamination <ul style="list-style-type: none"> The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55, including regard to the operation of any lead paint associated with the adjacent telecommunications tower. The EA shall include a Remedial Action Plan to address contamination issues associated with the proposal, prepared in accordance with SEPP55.
	15. Electromagnetic Radiation <ul style="list-style-type: none"> The EA shall demonstrate the proposed development satisfies the safety limits imposed by relevant guidelines and Australian Standards and whether any buffer areas from the telecommunications tower to residential uses are required. The EA shall consider the impact of all existing and potential future communication facilities on the tower, and therefore the cumulative impacts, are to be considered.
	16. Heritage <ul style="list-style-type: none"> A Heritage Impact Statement should be prepared in accordance with the NSW Heritage Office publication "Statements of Heritage Impact". The EA shall provide an Archaeological Assessment of Aboriginal and non-Indigenous archaeological resources, including an assessment of the significance and potential impact on the archaeological resources.
	17. Noise and Vibration Assessment <ul style="list-style-type: none"> The EA should address the issue of noise and vibration impact from the Gore Hill Freeway and provide detail of how this will be managed and ameliorated through the design of the building, in compliance with relevant Australian Standards and the Department's <i>Interim Guidelines for Development near Rail Corridors and Busy Roads</i>.
	18. Staging <ul style="list-style-type: none"> The EA must include details regarding the staging of the proposed development (if proposed).



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



	<p>19. Statement of Commitments</p> <ul style="list-style-type: none"> The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring for the project. <p>20. Consultation</p> <ul style="list-style-type: none"> Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i> (including consultation with Willoughby City Council, NSW Department of Health, Transport NSW and interested community groups). The EA must clearly describe the consultation process and indicate the issues raised by stakeholders during consultation and how these matters have been addressed.
Deemed refusal period	60 days



Final Communication Plan
Network Nine Willoughby Studio
Environmental Assessment Application
Nine Network Australia Limited



APPENDIX A

Relevant EPI's policies and Guidelines to be Addressed

- Objects of the EP&A Act 1979
- NSW State Plan
- Metropolitan Plan for Sydney 2036
- Draft Inner North Sub-regional Strategy
- Willoughby City Strategy
- Metropolitan Transport Plan 2010
- Contaminated Land Act 1997
- SEPP 55 - Remediation of Land
- SEPP 65 - Design Quality of Residential Flat Development (RFDC)
- SEPP (Building Sustainability Index: BASIX) 2004
- SEPP (Infrastructure) 2007
- Willoughby Local Environmental Plan 1995 and relevant Willoughby Development Control Plans and policies
- Draft Willoughby Local Environmental Plan 2011 and relevant Willoughby Development Control Plans and policies
- Willoughby City Council Bike Plan
- Existing Traffic Studies for the immediate and general area
- Metropolitan Transport Plan: Connecting the City of Cities, NSW Transport and Infrastructure, 2010
- NSW Bike Plan, NSW Government, 2010
- Planning Guidelines for Walking and Cycling, NSW Department of Infrastructure, Planning and Natural Resources, Roads and Traffic Authority, 2004
- Integrating Land Use and Transport Policy Package, Department of Urban Affairs and Planning, Transport NSW, 2001
- Healthy Urban Development Checklist, NSW Heath, 2010
- Development Near Rail Corridors and Busy Roads – Interim Guideline, NSW Department of Planning, 2008
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans, directions and guidelines and justification for any non-compliance.



Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> 1. An executive summary; 2. A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment; 3. A thorough description of the proposed development; 4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed; 5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project; 6. The plans and documents outlined below; 7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is complete and neither false nor misleading; 8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Development SEPP; and 9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest and including State, regional and local objectives and policies.
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> 1. An existing site survey plan drawn at an appropriate scale at least 1:500 and presented on large A1 or AO plans illustrating; <ul style="list-style-type: none"> • the location of the land, boundary measurements, area (sq.m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; and • location and height of adjacent buildings and private open space. • all levels to be to Australian Height Datum. 2. A detailed, accurate Site Analysis Plan drawn to scale (at least 1:500) and presented on large A1 or AO plans must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on all neighbouring properties where relevant to the application (including windows, driveways, private open space etc) in all directions. 3. A locality/context plan drawn at an appropriate scale and presented on large A1 or AO plans, as well as an accompanying analysis should be submitted indicating: <ul style="list-style-type: none"> • significant local features such as parks, community facilities and open space and heritage items; • the location and uses of existing buildings, shopping and employment areas, the Artarmon Conservation Area, telecommunications tower and Walter Street development;



	<ul style="list-style-type: none"> • traffic and road patterns, pedestrian routes and public transport nodes. <p>4. Architectural drawings drawn at an appropriate scale (at least 1:500) and presented on large A1 or AO plans illustrating:</p> <ul style="list-style-type: none"> • the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and any development on adjoining land; • floor plans and elevations of the proposed building envelopes; • the height (AHD), height in metres above existing ground level and number of stories of the proposed development in relation to the land; • the level of the lowest floor including any basements and parking areas, the level of any unbuilt area and the level of the ground; and • any changes that will be made to the level of the land by excavation, filling or otherwise. <p>5. Model of the proposed development at 1:500 scale including the existing surrounding development in Richmond Avenue, the Freeway, Walter Street, Willoughby Road and Artarmon Road. The model will be available for public consultation purposes.</p> <p>6. Other plans:</p> <ul style="list-style-type: none"> • Stormwater Concept Plan - illustrating the concept for stormwater management; • Geotechnical Report - prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons; • View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas including surrounding streets, adjacent development, and existing open space areas; • Landscape plan - illustrating treatment of open space areas on the site, screen planting along common boundaries and tree protection measures both on and off the site (including the Council open space area immediately south); • Shadow diagrams showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00 am, 12.00 midday and 3.00 pm.
<u>Documents to be submitted</u>	<ul style="list-style-type: none"> • 1 copy of the EA, plans and documentation for the Test of Adequacy; • Once the EA has been determined adequate and all outstanding issues adequately addressed, 8 hard copies of the EA for exhibition; • 8 sets of architectural and landscape plans to scale (AO or A1 size), including two (2) sets at A3 size to scale; and • 8 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. <p>NOTE: Each file must be titled and saved in such a way that it is clearly recognisable without being opened. If multiple pdf's make up one document or report, these must be titled in sequential order.</p>



Final Communication Plan
Network Nine Willoughby Studio
Environmental Assessment Application
Nine Network Australia Limited



Appendix B: Media Articles



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



NEWSLOCAL
North Shore Times

EVENTS

Click here to submit your **event** listing

Change your channel plans Nine, says Willoughby

ELECTIONS 3 FEB 11 @ 10:10AM BY KAT ADAMSKI

[Tweet](#) 0
 [Recommend](#)
[Send](#)
 One person recommends this. Be the first of your friends.

Brendan Bond with Eloise.

RESIDENTS are rallying against a proposed \$206.5 million redevelopment of the Channel 9 site at Willoughby, claiming it would set a housing density record for Sydney.

They want answers from the State Government about the proposed PBL Media Pty Ltd development, which would place 663 dwellings on the 2.9ha site.

PBL is planning a mixed-use residential and retail development on the site bordered by Artarmon Rd, Richmond Ave and Scott St.

Edward St resident Brendan Bond said: "Alarm bells went off in my head when I heard that the height and density proposed by Channel 9 was far greater than Green Square at Zetland.

"Shoehorning record density onto this site would not be good for existing and future residents."

But a spokesman for Planning Minister Tony Kelly said the proposal would not set a density record for residential development in Sydney. The department had already voiced concerns about the proposal, which would be assessed under Part 3A of the Environmental Planning and Assessment Act as it is a major project or more than \$100 million.

Mr Kelly said: "The department will be working closely with Willoughby Council and relevant stakeholders to list the key issues which need to be addressed by PBL in its formal application.

"PBL will be required to undertake comprehensive consultation with the community, particularly nearby residents."

Mr Bond, who has letter-boxed 700 residents with his concerns, said the department should assess the impact on already overcrowded roads and public transport.



Final Communication Plan
Network Nine Willoughby Studio
Environmental Assessment Application
Nine Network Australia Limited



He asked what steps would be taken to address traffic congestion in Artarmon Rd and additional traffic on Edward, Lucknow, Cobar and Hector streets.

John Terrey, who has lived in Gorman St for 20 years with his wife Maureen, said the government should not make any decisions until after next month's State Election.



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



[Click here to submit your event listing](#)

Nine Network makes height concessions on Willoughby tower development

COUNCIL 19 OCT 12 @ 12:01AM BY ROHAN SMITH

[Tweet](#) 1
 [Recommend](#)
[Send](#)
 Be the first of your friends to recommend this.

Channel 9 will undergo a \$206 million development. ADAM WARD

North Shore Times on Facebook
 [Like](#) 1,236

The Nine Network has guaranteed Willoughby residents that a new development at the Artarmon Rd site will not reach 20 storeys.

Plans for a \$206.5 million development at Channel 9 headquarters began in 2010, and were expected to include a mixed residential and commercial tower up to 20 storeys, about 663 apartments and 600sq m of retail space.

But station manager, Scott Soutar, said plans would be revised to appease local concerns about the high-rise tower.

"It won't be 20," Mr Soutar said. "Twenty-storeys is, from our perspective, off the table based on that first round of consultation."

HAVE YOUR SAY: Will you participate in community consultation? What do you want to see for the site? COMMENT BELOW.

The development will be assessed under Part 3A by the Planning Department, not Willoughby Council, as it is worth more than \$100 million.

The department in August this year advised that environmental assessments for Part 3A projects underway, which included this development, would need to be submitted by November 30.

But the council's general manager, Nick Tobin, raised concerns this week that seven weeks consultation would be



Final Communication Plan
Network Nine Willoughby Studio
Environmental Assessment Application
Nine Network Australia Limited



inadequate.

"We are concerned that it does not allow enough time to undertake an adequate assessment, effectively engage with council and the community and respond to feedback received," Mr Tobin said.

Belinda Barnett, who will lead the consultation process, said the public would have its say.

She said consultation would include 1800 phone lines, a project website, YouTube videos, round table discussions with Willoughby council and resident associations and a series of site walks with designers and architects.

"We've formulated a draft community plan ... and we'll be presenting that plan to Willoughby Council this week to make sure everyone's happy," she said.

[Take a look inside the gates of Channel 9 in our gallery.](#)

Mr Soutar said the development was completely unrelated to the network's debt, [which was wiped yesterday in a deal with US lenders.](#)

"It's completely unrelated," he said. "This is a process that's been running for two years."

He said Channel 9 would remain on site for the foreseeable future.



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



The 272

No 19

May 2011

To the residents of Willoughby South: Welcome to this printed edition of **The 272** which has been made possible by the generous sponsorship of **Ray White Willoughby**, 568a Willoughby Road, Willoughby, 2068. Since the aim of **The 272** is to build community spirit in the Willoughby South area, readers are invited to comment on any issue pertaining to our community. Send your letters to The Willoughby South Progress Association willsouth@ozemail.com.au or to 2 Chelmsford Avenue, Willoughby, 2068.

Journal of

- Willoughby South Neighbourhood Watch - Area CW12 & 13
- Willoughby South Progress Association (WSPA)

CHANNEL 9 REDEVELOPMENT UPDATE.

There has been a great deal of interest and concern about the scale and density of the concept plan submitted by PBL Media to the State Planning Department, by-passing Willoughby Council, for the redevelopment of the Channel 9 site when the current TV station moves to a new location. Also of great concern is the apparent plan for the TV tower to remain rather than relocate the transmission services to one of the other towers in the area and demolish the Channel 9 tower. Willoughby South Progress Association has established a contact list of concerned people in the local community so that updates can be provided as information comes to hand and so that people can be informed of meeting dates and times when the project gets to the community consultation stage. Please contact the president at ralph42@hotmail.com if you would like to be added to the list. The more people we have at the community meetings, the more influence the local community may have over the final design.

With the change of government it is still unclear as to whether the Channel 9 redevelopment will continue to be dealt with by the government or whether it will be handed on to Willoughby Council for assessment and ultimately, the issue of the approved development application. This issue is currently being looked at and may already be resolved by the time this newsletter is distributed. It is to be hoped that the project will revert to Council as we consider that local control will be in the best interests of the community.

WILLOUGHBY HOUSE DEMENTIA DAY-CARE CENTRE

There was not a huge amount of fanfare when the Sydney St. Willoughby, \$3.65 million day care centre for sufferers of dementia was opened in February 2010. Some information about this facility may be of interest to many in our community.

The facility is split into two discrete dementia day-care centres, one leased to Home and Community Care (HACC) service provider Catholic Community Services and the other to Baptist Community Services, a not-for-profit respite and dementia day-care provider. It offers specialist care for part day or full day periods when regular carers are unavailable.

Tailored to the needs of dementia sufferers, Willoughby House provides a safe and comfortable environment and is equipped with special lighting, large rooms for group activities and solitary quiet rooms as well as specially designed sensory and relaxation gardens.

The 272

Thorough attention to detail was taken in the design and furnishing with features including a workshop where attendees can use tools safely and a path winding through the garden to help patients feel safe and comfortable at the centre.

The facility was developed by Willoughby City Council and was supported by a \$1.65 million grant from the federal and NSW Governments under the HACC program. The General Manager, Nick Tobin, was the driving force initially. He developed the project when the community came to him requesting space for such a facility. It then became a larger project and was further developed and brought to completion through the good work done by Council officers across several Divisions.

To use the facility carers can contact Kerri from Catholic Community Services on 8804 8376.

MOTORING 2 : NETBALL 0

The idea of carpooling to netball made a brief appearance on the Northern Suburbs Netball Association (NSNA) web site. A notice posted on their home page asked Members to consider bringing a couple of players in their car.

A week later it was gone and the stand-off between council and the Netball Association continues. On April 17, Council's director of Infrastructure Services, Stephen Head, wrote to the Association to give notice that as of Round 4 (May 7) courts 13 and 14 would be converted for car parking. Apparently, at a meeting in March, the NSNA made it clear that the Association members are not committed to reducing traffic impacts at Bicentennial Reserve.

One of the issues that Council has with the Association is the way they schedule their games. They prefer to use the courts near the Willoughby Leisure Centre and they like all games to start and finish at the same time. Grass courts recently installed on 3 bowling greens on Penshurst St are not favoured.

There are a number of arguments to support the current schedule. Grass courts are unavailable for a period after rain and hence it is better to make use of the all weather courts. Having your netball centralised helps with carline revenue, keeping fees down and hence increasing or maintaining participation rates. With all games starting and finishing at the same time, parking and traffic problems are concentrated and better access is then available outside these times.

(cont'd following page)

May 2011



Naremburn Community Centre Activities

Naremburn Progress Association

2nd Thursday (except Jan & July)
 7:30 pm to 10:00 pm
 9439 8119 (Kevin or Trisha)

Playgroup

Wednesday and Thursday
 10:00 am to 12 noon
 Runs through school holidays
 naremburnplaygroup@gmail.com
 0458 990 678 (Narelle)

Naremburn Over Fifties

Most Mondays
 10:30 am to 2:00 pm
 9436 2607 (Margaret)

Northern Suburbs Philatelic Society

3rd Thursday, 7:45 pm
 Visitors always welcome
 9419 7354 (Paul Storm)

Breast Feeding Association

1st Tuesday
 10:00 am to 12 noon
 9966 1591

After School Care

Monday to Friday
 3:00 pm to 6:00 pm
 (School Term only)
 9439 8814

Willoughby Pre School

Monday to Friday
 9:00 am to 3:00 pm
 (School Term only)
 9437 4260

Naremburn Library

Mondays – 2:30 pm to 5:00 pm
 Thursdays – 2:30 pm to 5:00 pm
 Saturdays – 9:30 am to 12 noon
 9439 5584

7 Central Street



Channel Nine Site

The community is now well and truly aware that PBL Media have commenced steps to develop their site in Artarmon Road. PBL Media have submitted a Part 3A Application for 663 new dwellings. Council has told PBL Media that this number is not acceptable; it is over the top.

As of mid-February the process for this development is with the Director-General of the State Department of Planning who gives the applicant an issues list to

be addressed in the application as it falls within the scope of a Part 3A development. Basically it is a State Significant Development and the Minister for Planning is the consent authority not Council. The process is that the Minister must agree that it is covered by Part 3A and then the process moves to work up the application before it is notified.

Council made a submission to the Director-General on the issues list; the Planning Department is now considering those issues that the Applicant has to address before it proceeds to the next stage. The NSW Director-General's Requirements for this project, including items contributed by Council, have been issued to PBL for their consideration in preparing their proposal; these cover Built Form and Design, Traffic Management, Sustainability, EMR Levels, Occupation Density, Landscaping, Public Domain, Drainage, Heritage and Services.

The next stage will involve the community. A newsletter outlining the project and the process is to be sent to the community; the community will be requested to nominate 10 people to participate in a working group that will include the local Progress Associations.

There are some key points to acknowledge at this stage.

The Transmission Tower is staying where it is, as it is owned by another entity, made up of Channels 9, 7 and 10: the tower is not part of the PBL Media application. One has to conclude that there will be no change with the tower in spite of some pretty strong face-to-face advice others and I gave PBL Media at the last Council briefing on the application.

To dispose of the Artarmon Road site PBL Media has to move its facilities to another site. Public knowledge is that they have not found a new site. Council is keen for them to stay in the area as Channel Nine work flows to many local businesses. The former ABC site would be a good relocation but the issue is at large. As well, PBL Media have just completed a refurbishment of their TV studios. One option is a reconfiguration of the site for a partial disposal although this has not yet surfaced as a real suggestion.

Finally PBL Media would need to ascertain the full potential value of the site. The money from the Artarmon Road site would pay for any necessary move. Many people have put to PBL Media that the site is potentially worth much more as a residential site. PBL Media is also a private equity business that is out to maximise worth for shareholders. The market speaks of a PBL Media public float occurring some time soon. Any DA will test the full market worth of the site.

Cr Stuart Coppock

Stuart.Coppock@willoughby.nsw.gov.au

Cr Coppock is one of 3 Naremburn Ward Councillors who contribute regularly to Naremburn Matters





Final Communication Plan
Network Nine Willoughby Studio
Environmental Assessment Application
Nine Network Australia Limited



Appendix C: APA Submission to Draft WLEP 2009



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



ATTACHMENT 4 : Community Groups - Summary of Submissions

(No. 498) Author of Submission	Castlecrag Progress Association (Submission dated 10/6/2010)
<p>Summary of Submission</p> <ul style="list-style-type: none"> • Generally supports objectives and provisions of Draft WLEP 2009. • Supports the limits imposed on dual occupancy development as shown in Area 1 of the Dual Occupancy Restrictions Map. • Questions why dwellings at 49-71, 75-79 and 95 Sunnyside Crescent are not included in Area 1 as the bushland below these dwellings is also part of the Northern Escarpment and needs to be protected in the same way. Potentially allowing dual occupancy on these sites could have a disastrous impact on the Northern Escarpment. • Requests that these properties be added to Area 1 of the Dual Occupancy Restrictions Map. • Requests that these properties also be zoned E4 as they adjoin bushland on Northern Escarpment so there is every reason they should also be zoned E4. • Pleased that Glenside Rudolf Steiner School is zoned R2 Low Density Residential. However, given the history of the site, and the community's struggle to retain the Castlecrag Infants School, would prefer to rezone to SP2 (Educational Establishment). Requests that Council do everything possible to reinstate the SP2 zoning. • Secondary Dwellings - Understands that Clauses 4.5(2) and 4.5(8), the floor space ratio of a site is calculated from the sum of the gross floor areas of both the principal and any detached or attached secondary dwelling on the site. Concerned that this extremely necessary limitation to secondary dwellings is particularly obscure in the WLEP and is likely to be missed by potential developers when gearing to build a secondary dwelling on a site. Requests that Council include an additional provision in the current definition of "secondary dwelling" on Page 113 (or wherever else appropriate) to specify that a secondary dwelling must not result in the maximum FSR for the site being exceeded. • Thanks Council for its commitment in retaining in WLEP 2009 those controls that are so necessary to conserve the special qualities of Castlecrag. 	
<p>Comment</p> <ul style="list-style-type: none"> • The Dual Occupancy Restriction Map replicates the provisions in Willoughby Local Environmental Plan 1995. The properties mentioned are not currently excluded. The Restriction Map was determined on the basis of a sites high visibility from the waterway and the visual impact of dual occupancy buildings on that aspect, not on the basis of being adjacent to bushland. It is not considered that dual occupancy on these sites in Sunnyside Crescent should be excluded. • Properties at 51-71, 75-79 and 95 Sunnyside Crescent are proposed to be zoned E4 Environmental Living. The property at 49 Sunnyside Crescent, currently zoned Residential 2 (a) under Draft WLEP 1995, is proposed to be zoned the equivalent zone under Draft WLEP 2009, R2 Low Density Residential. A drainage easement on its eastern boundary serves as the dividing line between the R2 Low Density Residential and E4 Environmental Living zones. • The properties at the north side of Sunnyside Crescent (Nos. 7-49) and south side of Sugarloaf Crescent (Nos. 6-52) back onto Sugarloaf Creek which is, in part, enclosed in a culvert then open at the eastern end. The properties 47, 49 Sunnyside Crescent and 52 Sugarloaf Crescent also abut E2 Environmental Conservation zoned open space that contains bushland (not just No. 49) The three latter sites are quite large and are considered to have potential for dual occupancy or secondary dwellings. The 	



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



merits of such development, particularly whether it would impact on the natural topography or bushland, can be determined in assessment of a development application.

- Council originally proposed to zone Glenaeon School SP2 Infrastructure, however the Department of Planning instructed Council to zone schools the adjacent zone.
- The standard Instrument LEP provides adequate provisions regarding floor space for dwellings and secondary dwellings. It is not considered necessary to add additional clauses. The FSR map specifies the total floor space of all development on the site in accordance with the definition of Gross Floor Area.

(No. 499) Author of Submission	Artarmon Progress Association (Submission dated 10/6/2010)
Summary of Submission	
<ul style="list-style-type: none"> • Recognises that many of the changes proposed in Draft WLEP 2009 have come about as a result of a number of state and national pressures including the need to increase residential housing around public transport, increase supply of affordable housing and enhance / create employment opportunities. • Appreciates the opportunities to discuss Draft WLEP 2009 with Council staff and values Council's willingness to discuss community issues and willingness to work together to achieve optimal outcomes for the community as a whole. • Keen to continue to work constructively not only with Council but also with the resident action groups that have formed as a result of Draft WLEP 2009 specifically the "Cann's Grant Residents and "The Soldiers" Precinct Residents. • Believes that Artarmon carries more than its share of medium and high density housing compared with the rest of Willoughby LGA. One of members has done a rough calculation estimating that approximately 75% of residences in Artarmon area medium or high density compared with 40% for the remainder (excluding Artarmon) of the Willoughby LGA. • 25% of all medium or high density residences within Willoughby LGA area in Artarmon while only 7% of freestanding houses are located in Artarmon. • Better options for rezoning and up-zoning within Willoughby LGA include Chatswood CBD, George Place, Artarmon, the Channel 9 site and areas surrounding this site on Artarmon Road east, from Edward Street on the north side of Artarmon Road and Richmond Ave on the south side, east to Willoughby Road. Currently, there is already R3 development occurring in this area near the corner of Artarmon and Willoughby Roads behind the BP service station. • Any changes anywhere in Artarmon must be sympathetic to the streetscape, consider environmental impact and community amenity and not place additional pressure on infrastructure or traffic volumes and flow throughout the suburb. • If rezoning of Sites 7 & 8 does proceed share concerns expressed by residents in relation to the longer term likelihood of socio-economic polarisation of the Artarmon community as the supply of freestanding housing will be limited to a small and privileged Conservation zone. The only other housing available medium or high density. A divide already exists in Artarmon in relation to the east and west sides of the railway line – concerned that this will be exacerbated by the up zoning of the 2 locations. • Restates the importance of the Artarmon Heritage and Conservation Area and the need to retain its character by treating it as a whole and not a collection of individual properties of varying worth. The one storey streetscape applies to the whole Conservation Area and not separately to individual residences. To that end any proposed changes in Draft WLEP 2009 must not weaken current development controls on what is acceptable in this unique part of Artarmon. • Not opposed to development but want appropriate development, appropriately 	



placed. Opposed to the gradual dereliction of neighbourhoods ahead of piecemeal redevelopment; any further erosion of the Conservation Area; increased traffic; loss of trees; further pressure on ageing infrastructure and loss of housing stock diversity.

- If rezoning for increased housing density is necessary, a master plan approach to development is appropriate in some areas to assist in avoiding the degradation of an area that occurs at times where properties have been allowed to fall into disrepair pending development (ie north Hampden Road). It also allows for planned and sympathetic streetscapes, closure of multiple street entries, appropriate consideration of traffic flows within the precinct and a blend with adjoining areas.
- If rezoning proceeds and residents are disrupted they must be appropriately compensated. No resident should be disadvantaged as a result of this proposal.
- Given the level of concern and distress, Council needs to actively consider the rezoning alternatives proposed in this submission. Believes that Council should not proceed with the current Draft LEP (as allowed by the Environmental Planning and Assessment Act, 1979 S58 (4)) pending the preparation of a redrafted proposal which would allow further consultation with the community regarding alternatives proposed. Supports the convening of a public hearing as allowed by S57 (5) on the basis that the issues raised in this submission and others are of such significance to the community that such a public hearing is deemed necessary.
- Site 7 - Disappointed at Council's decision to excise this section of the Conservation Area. Recognises that this decision was made some 10 years ago but was a poor decision. Shares concerns with residents that this erosion of the Conservation will continue.
- Issue of trust is important when considering the rezoning of Raleigh Street. Residents who purchased in last 10 years (since excision of Brand, Hawkins and Drake) believed that buying into a conservation area will provide certainty. Council's "Conservation Area – Guide for Property Owners" promises certainty for owners and intending purchasers by stating "inclusion in a conservation area provides certainty for property owners and intending purchasers. This is important when people are looking for a particular environment within which to live and work. It explains why certain suburbs or areas are sought after. A special character has developed which has been recognised and valued and planning controls have been put into place to protect that special character." This document is used by the APA and points contained within to actively pursue and argue for our heritage and conservation work within the community. To ignore this document weakens our work and the overall commitment of the community to the importance of heritage and conservation.
- Notification letter to owners and enclosed brochure should have contained reference to the removal of conservation area status. For such an important change in status, the reasons, justification and impact should all have been outlined in some detail to affected residents.
- Preference for the area to remain within the conservation area, APA considers that Site 7 does lend itself to R3 redevelopment only if this redevelopment is undertaken within a master plan that included sympathetic streetscapes, closure of multiple street frontages to Elizabeth Street, consideration of traffic flows within the precinct and into Elizabeth Street and a blend with the adjoining conservation area.
- A planned approach to development in this area would assist in avoiding unpleasant transition where properties have been allowed to fall into disrepair pending development, eg as Hampden Road north of Brand Street and Milner Crescent. Ad hoc development is likely to result in replacement medium density buildings being less than ideal for the site - developers need to take action and get a return on their investment to the detriment of longer term planning.
- Does not support an upzoning of Site 7 to R4.



- Site 8 - This area of Artarmon has benefited from significant home owner investment and improvements. Similar proposal in 1999 was rejected by Council due to large scale community opposition; the existing overwhelming level of high density in West Artarmon; the social, economic, environmental, housing and streetscape diversity provided by the Soldiers precinct; the street size of the Soldiers precinct does not accommodate further development; the significant heritage and aesthetic value of the area to the broader Willoughby City community.
- Residents have again raised the issue of trust as they feel that the issue of upzoning had been dealt with in 1999 and have invested in their properties accordingly.
- Prefers that other areas in Artarmon be considered for up-zoning before "The Soldiers precinct". Considers that this area meets planning best practice of graduated zoning and provides a "healthy" mix of property types and styles in the west Artarmon area.
- Should up-zoning occur then the R3 zoning classification needs to be reconsidered in terms of that is likely to yield the best possible outcomes for the residents. In addition, requests the removal of heritage listing of 32 Kitchener Road, if some form of up-zoning proceeds, the restrictions on development of properties immediately adjoining 32 Kitchener will reduce the development potential and value.
- Artarmon conservation - The proposed excision of Raleigh Street has caused considerable concern amongst residents in the Conservation Area overall. This has been exacerbated by the fact that despite Council's communication post the excision of Cambridge, Drake, Hawkins and Brand Streets from the Artarmon Conservation Area in 1999 there is a belief amongst residents that this slow erosion will continue. The proposed removal of Raleigh Street appears to many to be part of a developing trend to that will continue to see further erosion of the Conservation Area in future LEPs.
- To retain the character of the Artarmon Conservation area it is imperative that the area be treated as a whole and not a collection of individual properties of varying worth. The one storey streetscape applies to the whole conservation area and not separately to individual residences. The Artarmon Conservation Area is distinguished by its Burra Charter classification and this has to be clearly stated in the LEP if it is to withstand challenges.
- The Artarmon Conservation Area is characterised by the large number of well preserved houses from the two main periods when the majority of the houses in the eastern side of the suburb were built, before WWI and between the two wars. The houses were all single storey dwellings on relatively large parcels of land. In 1988, an audit by heritage architects under the auspices of the National Trust of Australia [NSW], determined that the high number of intact examples of houses from the pre-WWI and between the wars periods warranted legislative protection to ensure the area maintained its integrity. That integrity was and is represented by the one storey streetscape.
- The Australian National Trust [NSW] and others put a submission to WCC to enact conservation and heritage protection citing the Burra Charter clause, the one storey streetscape as the appropriate representation of the character of the area. This was accepted by Council.
- The APA has worked tirelessly for the last 10 years to raise community awareness concerning the importance of our architectural heritage and has been very successful in that work resulting in a high level of understanding and appreciation of the architectural, aesthetic, environmental and economic value of preserving and conserving the character of the area. The preservation of the integrity of the built environment is vital to this understanding and appreciation and ultimately to the value of individual properties.
- A finding against a local council in the Land and Environment Court recently said: *"LEPs are instruments of the minister, not of council, and the focus must be on the*



text, not the intentions of the council", (April, 2010). The APA therefore is keen to ensure that all wording in relation to what is acceptable and unacceptable development in the conservation area be clearly and unequivocally stated. The distinguishing character of the Artarmon Conservation area, as determined by the Australian National Trust [NSW] Burra Charter is the one storey streetscape.

- *Artarmon: is outstanding for its intactness, with few unsympathetic intrusions occurring. The wide range of largely intact Californian and Interwar bungalows as well as Federation housing in generally good condition, occur in either groupings of consistent styles or subtle blends or successive periods to produce a mix of interesting and varied streetscapes*

- As the text and not the intent of Council is the only protection from challenges by developers and others in the courts, then the specific characteristic has to be reflected in Draft LEP Section 5.10 [1] point [b] to read:

Section 5.10 Heritage conservation
 [1] Objectives

The objectives of this clause are:

[b] To conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,

Should read:

[b] To conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, streetscape, settings and views,

- Requests that Clause 5.10 (11) Replacement Development be removed from Draft VLEP 2009:
 - There are virtually no free standing houses in the east Artarmon conservation area of such poor quality or state of neglect that would warrant demolition. This clause may be applicable to other conservation areas in the municipality but is neither relevant nor useful when assessing development proposals in the Artarmon conservation area and has the potential to be detrimental.
 - The distinguishing character of the Artarmon conservation area is an area wide feature – i.e. the street frontage of a high number of largely intact one storey houses representative of the two eras when the bulk of home building in Artarmon was done. It is the area as a whole which is significant and not individual properties. The Artarmon conservation area should be exempt from the Replacement Demolition clause as its inclusion will only encourage developers and others who may not understand or appreciate the significance of an area wide characteristic i.e. the one storey streetscape.
- Restates preferred options for rezoning and provides further detail on the following areas:
 - Considers the light industrial land in George Place and south Broughton Road separated from the Artarmon Industrial Area when the Gore Hill Freeway was constructed is potentially a superior alternative location for rezoning to R3 or R4. APA has always supported development of the industrial area but noted the Broughton Road, George Place precinct was separated from the industrial area by the Gore Hill Freeway, vehicular access is difficult and the area is out of alignment with the main industrial area. Redrafting of the LEP provides a significant opportunity to create an interesting mixed residential and light industrial community in keeping with the diversity that Artarmon already so successfully accommodates. The APA requests that Council actively pursue the rezoning of this area.
 - The Channel 9 Site and areas surrounding this site on Artarmon Road east, from Edward Street on the north side of Artarmon Road and Richmond Ave on the south side, east to Willoughby Road.
 - The future of the Channel 9 site remains unclear. However, it presents as an



<p>obvious area for residential rezoning. The APA considers this is very likely to happen although it may be some years away. Given the already very high and some would say disproportionate burden of medium and high density housing that Artarmon already accommodates relative to the rest of the Willoughby LGA and given that this site is likely to become at the very least an R3 site – urges Council to consider the re-zoning of properties adjacent to this site. The APA believes this would be appropriately placed up-zoned development for Artarmon.</p> <ul style="list-style-type: none"> • The APA does not support 3 – 4 storey residential development above the Hampden Road shopping village, stepping up in height to current R4 high-rise. • The APA values the relationship it has with Council and the way in which the two organisations have worked together to achieve a range of beneficial initiatives for the Artarmon Community over a number of years. With this in mind, hopes that Council will give appropriate weight to recommendations and requests in light of thoughtful approach to all issues and their impact on the community overall. Appropriate alternative locations have been offered for re-zoning that will meet the requirements expected of Council by the NSW State Government and the move to greater urban consolidation. • There is significant dissatisfaction and ongoing action taking place within our community in relation to the Draft LEP. The APA strongly believes that Council needs to take into account these objections and move towards a review and re-drafting of the LEP supported by further consultation with the community or at least convene a S57(5) or S56(6) public hearing on the alternatives provided in this submission and others. • The APA has willingly taken up initiatives and in the process established a good working relationship with Council. The issues outlined above, need to be pursued. Failure to do so will jeopardise much of what has been painstakingly built up over the past decade. 	<p>Comment</p> <ul style="list-style-type: none"> • The Artarmon Conservation Area is largely protected in Draft WLEP 2009. Only Raleigh Street properties are proposed to be removed. • The review of the conservation areas is not a breach of trust by Council. Neighbourhoods are not static and over time competing pressures arise to satisfy housing needs. Council's policy, expressed in the Willoughby City Strategy, is to undertake systematic reviews and assessment of conservation areas and heritage items. • Below is a timeline of the Artarmon Conservation Area and previous community consultation /notification: <ul style="list-style-type: none"> - National Trust of Australia (NSW): Artarmon Urban Conservation Area, 1989, which included the streets between Brand and Mowbray. At this stage the conservation area had no legal status. - Willoughby City Council: Artarmon Conservation Area included in WLEP 1995, Gazetted 17 November 1995. The legal status of the conservation area was established under WLEP 1995 and included Mowbray Road, Raleigh, Brand, Hawkins, Drake and Elizabeth Streets. - Council's 1996 Residential Development Strategy recommended a Review of Conservation Areas. - Prior to the commencement of the 1998/1999 Review of Conservation Areas, Council advertised the Review in the North Shore Times inviting public input. - Following the advertisement, one public submission regarding the Artarmon Conservation Area was received in March 1999, from a resident in Muttama Road: in support of the existing Conservation Area. - The 1998/1999 Review of Conservation Areas evaluation of the area included: <i>'Cambridge, Drake, Hawkins and Brand Streets generally lack integrity and display a</i>
---	--



lower quality than streetscapes within the core Conservation Area. High traffic volumes along Elizabeth Street (north of Brand St) and Brand Street further degrades the significance of these streets, and isolates this pocket from the rest of the Conservation Area.'

- The 1998/1999 Review of Conservation Areas recommended *'that Brand, Hawkins, Drake Streets and Cambridge Road be excluded on the basis that they generally lack integrity and display a lower quality than the streetscapes within the core conservation area.'*

- Council exhibited and advertised the draft WLEP1995 (Amendment 38) to effect this amendment and changes to the conservation areas in the City, in the North Shore Times, and notified affected owners, the Artarmon & District Progress Association, and the Federation of Progress Associations asking for comments. In relation to the proposed changes to the Artarmon Conservation Area, one submission was received from a resident in Tindale Road. This submission was mainly concerned with the provision of housing for seniors in the area.

- The NSW Heritage Office advised that no objections were raised to the proposed adjustments to boundaries of conservation areas in Draft WLEP 1995, (Amendment 38), as they were *'based on sound heritage values.'*

- Proposed changes to the Artarmon Conservation Area were adopted by Council on 28 May 2001 and affected property owners were notified.

- WLEP 1995 Amendment 38, was Gazetted 22 February 2002.

- Whether or not the rezoning for R3 Medium Density proceeds, Raleigh Street is not considered to be suitable to be included in the Conservation Area as:
 - (i) It is visually separated by Elizabeth Street, a busy through Road connecting Willoughby and Artarmon to Chatswood Centre and Pacific Highway, with significant volumes of traffic;
 - (ii) It is not contiguous with the rest of the Artarmon Conservation Area with the sloping topography further emphasising the disconnection;
 - (iii) It is further noted that the subdivision pattern of Raleigh Street differs from that of the Artarmon Conservation Area in terms of front setback, smaller gardens and lot sizes as it was subdivided at a later date;
 - (iv) Modifications over time to dwellings in the street further reduces the heritage significance of the street as part of the conservation area. The remaining eight dwellings fronting Raleigh Street and three dwellings in Elizabeth Street are not considered to have such a high degree of significance to warrant inclusion. Modifications include painted brick, fenestration and façade, changes and garaging.

The Draft WLEP 2009 and Draft WDCP were referred to the Heritage Branch for comment in March 2010. Their comments were received in April 2010 and stated in regard to LEP Mapping:

- *'The Heritage Branch has reviewed the proposed land use zoning for the draft LEP. It is noted that some rezoning in the vicinity of heritage items or areas will allow for their continued use and conservation in an appropriate manner and as such, the intentions of the draft LEP are supported.'*

The Heritage Council has also advised in a letter dated 1st June 2010 to an Artarmon resident:

- *'The Heritage Council provided comment on the previous and current conservation area boundary reviews. In both cases, the reviews were considered to be reasonable and based on sound heritage values.'*

- *'The Heritage Council is of the opinion that under the current draft Willoughby LEP, a large proportion of the Artarmon Conservation Area will remain intact. Therefore, elements which contribute to the significance of the conservation area (such as the character, setting and streetscape) will be retained.'*

- There has been no submission from the owners of 32 Kitchener Road Artarmon



<p>requesting that the property be removed from Schedule 5 Environmental Heritage of the Draft WLEP 2009. The property was built 1908 in a Late Victorian Gothic style, and has local architectural and social significance. The property has been included in WLEP 1995, as a local heritage item since 1995 and should be retained in WLEP 2009, Schedule 5, Environmental Heritage.</p> <ul style="list-style-type: none"> • All potential heritage items and heritage conservation areas are assessed against the NSW Heritage Branch's Heritage Significance Criteria (which encompasses the four values in the Australia ICOMOS <i>Burra</i> Charter, which are historical, aesthetic, scientific and social significance, and are commonly accepted as generic values by Australian heritage agencies and professional consultants) and the NSW Heritage Assessment Criteria. • It should be noted that the National Trust's classification of the area was done in 1989 and there has been no reassessment by the National Trust since. • A public hearing regarding the proposed rezonings of Sites 7 and 8 is not considered necessary – see recommendations in Main Report. • The notification letters to all properties did advise of existing and proposed conservation areas. The letter and brochure directed readers to view the exhibition and accompanying reports. • Clause 5.10 (1) 'Objectives', including (b), are a standard Instrument LEP clause and cannot be amended by Council. The term "<i>settings</i>" would include streetscapes. • Clause 5.10 (11) 'Replacement Development' was included to reflect Council's current Clause 60 of WLEP 1995 and has been supported by the NSW Heritage Office. It does not imply any <i>prima facie</i> support for demolition but rather if a case is made to Council for demolition (for example, on evidence of structural fault, significant previous modification or is an intrusive building) then plans for a replacement building are required. • The Channel 9 site is seen as a potential future residential site if and when Channel 9 vacates the site. The suitability of properties adjacent to the site for medium density housing can be reviewed at this time. The land in Walter Street and known as Site 21 in the Residential Report is proposed for R3 Medium Density in Draft WLEP 2009. • George Place is an industrial area which Council supports for future employment and services provision for the City in response to the SGS Willoughby Industrial Areas Study. • There is no proposal to significantly change controls for the Artarmon shops which have a height limit of 14 metres – this height is the equivalent of the current height limit under WLEP 1995 which allows 3 – 4 storeys. • Refer to Main Report for discussion of Sites 7 and 8 proposed zoning.

(No. 500) Author of Submission	Naremburn Progress Association (Submission dated 15/6/2010)
Summary of Submission	
<p>Regarding: Site 23: 242-248 Willoughby Rd, 2-8 Dalleys Rd, 31-33 Martin St Site 25: 35-39, 30-34 Merrenburn Ave, 31-41 Donnelly Rd</p> <ul style="list-style-type: none"> • Issues raised at a meeting of members: <ul style="list-style-type: none"> - insufficient notice given to property owners; - uncertainty as to what the WLEP process means; - fear of the consequences of being zoned medium density, in particular being forced to move from their homes. • Some residents of the affected streets have spent large sums renovating and extending their properties and apart from financial issues, have a sentimental attachment to their homes. • Requests clarification of the process to date and what will be set in motion for the 	



WLEP transitioning from draft to reality.	
Comment <ul style="list-style-type: none"> As the submission from the Progress Association asked for point of clarification on the processing of Draft WLEP 2009, a letter was sent explaining the process to date including details of the notification process and the Frequently Asked Question which addresses the decision of owners to re-develop their land. Refer to Main Report for discussion of Sites 23 and 25 proposed zoning. 	
(No. 501) Author of Submission	Northbridge Progress Association (Submission dated 8/6/2010)
Summary of Submission <ul style="list-style-type: none"> Commends Council on many aspects of the draft documents. Recognise the documents contain numerous standard provisions required by NSW Government and there are compulsory clauses as well as local provisions where Council may prepare its own controls. Also recognises that Council has attempted to choose the best match for the conversion of most existing zones into the standard zones and the conversion of existing development standards and special clauses into the standard clauses. Recognise that the 2005 Sydney Metropolitan Study required that the number of dwellings in Willoughby increase by 6800 by 2031 and that Council is using the WLEP to attempt to achieve that target. However, there are numerous parcels of land in Northbridge where Council has chosen to increase residential densities in order to help satisfy dwelling targets across the local government area. These include land along Sailors Bay Rd and Eastern Valley Way where Council's proposed rezoning from low density to medium density will permit four storey and three storey residential flat buildings to be developed in areas which are currently zoned Residential 2(a) and currently allow only single dwellings. <ul style="list-style-type: none"> NPA members are strongly opposed to this rezoning, especially for Northbridge peninsula. Not one member that we have contacted supports the increased population density in Northbridge that will arise from the proposed rezoning. The vast majority of Northbridge residents want their suburb to retain its unique character as a predominantly low density single dwelling area for families. Many feel that Northbridge lacks the infrastructure to support higher densities, particularly east of the Town Centre. There is widespread condemnation of Council's proposals which will result in a serious deterioration in the character of Northbridge; a reduction in amenity and property value for many residents impacted by the rezoning; a significant increase in traffic generation; and reduced safety for pedestrians (particularly schoolchildren in Sailors Bay Rd). Sailors Bay Road <ul style="list-style-type: none"> Council should retain the character of Northbridge peninsula by maintaining the current low density single dwelling zoning east of Northbridge Town Centre. This would be consistent with the proposed zonings in other peninsula suburbs such as Castlecrag, Middle Cove and Castle Cove. The reduction in proposed dwellings (approximately 80 from Council's proposed 250) which would result from this change might be better applied by Council to those parts of Willoughby City where high density residential buildings are accepted as inherent in the character of the suburb and where appropriate infrastructure already exists. Notes the locations of the proposed rezonings along Sailors Bay Road and the proposed changes to the FSR and Height controls. Understands that the proposed 	



changes would increase the number of dwellings by 124. Object strenuously to the proposals to increase density on Sailors Bay Rd. It would become a "canyon" of four and three storey residential units and the character of the suburb would be changed forever. Residents living in single dwellings that back onto the new R3 zone developments would back onto three or four storey unit blocks. Their amenity would be seriously reduced and their property values much diminished. They would also have significantly reduced privacy, a sense of enclosure, loss of landscaped setting and a significant amount of overshadowing in the case of the southern side of the road.

- Northbridge's infrastructure is simply not adequate for such an increase in density. Traffic generation in Sailors Bay Rd would increase intolerably. Vehicle trips per hour generated by dwellings in Sailors Bay Rd at the AM and PM peaks would increase by 47% to 97 per hour. Already, the road is the only major thoroughfare by which vehicles can exit the peninsula and it is already subject to long queues and delays at peak hours.
- Seriously concerned about the safety of children who attend Northbridge Public School and St Philip Neri School, many of whom use the Sailors Bay Rd footpath to arrive at and leave their schools. In NPA's view, to permit additional traffic to enter and exit new multi-storey buildings across the footpath would be foolhardy.
- NPA strongly urges Council to change the WLEP rezoning proposals for Sailors Bay Rd as follows:
 1. Maintain a low density single dwellings zoning (R2) for Sailors Bay Rd east of the Town Centre (as defined in the draft Northbridge Town Centre Master Plan).
 2. NPA would exclude from this change the western end of Sailors Bay Rd where there are a limited number of single residences backing onto the lots. Notes that at the far western end of Sailors Bay Rd, there is already traffic chaos at Shore School drop-off and pick-up times. If higher density zoning were to go ahead for this area, there would be a need for improved traffic management including consideration of a roundabout at Pyalla St and a safer design for the pedestrian crossing.

Eastern Valley Way

- Notes the locations of the proposed rezonings along Eastern Valley Way and the proposed changes to the FSR and Height controls. Understands that these changes would increase the number of dwellings by 126.
- Eastern Valley Way is a four lane RTA clearway and the relative impact of increased traffic generation would be low. (However, NPA remains concerned that the bulk of southbound traffic will continue to turn east into Sailors Bay Rd and then south into Strathallen Ave, causing increased traffic congestion in those two streets.)
- Many of the lots in Eastern Valley Way in Northbridge are relatively isolated – some back onto Shore School's playing fields or onto Council's car park so that the impact of new developments on nearby residents would be less. Other lots are already occupied by higher density SEPP5 units, retirement villages or a former nursing home.
- If the higher density zoning proposed for Eastern Valley Way were to go ahead, NPA suggests:
 1. Minimum 5 metre setbacks should be provided from the front boundary of medium density buildings as this is the approximate current predominant building line.
 2. For all residential developments of three storeys or four storeys, the top floor should be setback by at least 2 metres.
 3. Medium density buildings should be stepped down to two storeys where they back onto single dwellings in Tenilba Rd and Harden Ave.
 4. The design of any development encouraged by the draft WLEP 2009 should have



<p>acceptable impacts on adjoining land in terms of overshadowing, overlooking and loss of landscaped setting.</p> <ul style="list-style-type: none"> Estimates that these proposals would reduce the 250 new dwellings in Northbridge by approximately 80. Suggests that this shortfall could be accommodated in other areas of Willoughby City where higher density developments are more accepted by residents and where suitable infrastructure is already in place to service the higher density. <p>Northbridge Council Car Park and Baby Health Centre</p> <ul style="list-style-type: none"> Notes the legal advice from Mallesons regarding the covenants and recognises that Council has placed clauses within the draft WLEP to manage the potential recurrence of Northbridge Plaza seeking to expand over the Council car park. These include a draft floor space ratio (FSR) limit over the car park of 0.5:1 (which is low relative to the surrounding commercial sites at 2:1) and a draft height limit of 9m (which again is low relative to the 14m height limit across the Northbridge Town Centre). Continues to be uncomfortable about the proposed rezoning and would prefer an Open Space zoning. Nevertheless, after our discussions with Council officers and the explanations received about the statutory trust remaining in place, reluctantly accept the proposed B2 zoning with Council's intended FSR and height restrictions for future developments. <p>Northbridge Plaza</p> <ul style="list-style-type: none"> NPA notes that the draft FSR and building height maps appear to permit an FSR limit of 2:1 and height limit of 14m (or more than four storeys) on the Northbridge Plaza site. Also Notes that there is a special clause 4.4(10) in the draft WLEP which would restrict the maximum FSR of any new shops within Northbridge Plaza shopping centre and its car park to 1:1. As Northbridge Plaza and its car park have an area of 8,915m² and the present gross floor area of the shopping centre is 7,783m², the maximum FSR of 1:1 for shops would result in an additional 890m², or a little over 11% of the existing shop gross floor area. Accepts the 11% restriction on retail expansion for Northbridge Plaza (it being close enough to Council's original constraint of 10%). <p>Secondary Dwellings</p> <ul style="list-style-type: none"> Notes that Council is introducing a concept of secondary dwellings. Secondary dwellings are proposed by Council to be permissible in the R2 low density residential zone and E4 environmental living zones (i.e. the low density residential zones in Northbridge). Confused by the development standard which provides that the total floor area of a secondary dwelling cannot exceed the greater of 60m² or 10% of the "total floor area of both the self contained dwelling and the principal dwelling." Recommends that the E4 zone in Northbridge should be excluded from the secondary dwellings provisions. The E4 zone is intended for very low density dwellings set in highly visible or highly landscaped areas or where the slope of the site is challenging. Believes strongly that secondary dwellings in the E4 zone will erode the sensitivities of the sites that Council is proposing to protect from overdevelopment. Willoughby should adopt a floor space limit for secondary dwellings of 10% of the floor area of the principal dwelling. A secondary dwelling should not be able to be subdivided nor strata-titled. <p>Northbridge Town Centre</p>	
---	--



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



<ul style="list-style-type: none"> Notes that the draft amendments to WDCP include a new section dealing with development in the Northbridge Town Centre and have reviewed the proposed Northbridge Town Centre controls against the Council's adopted Northbridge Town Centre Master Plan from October 2003. Believe that Council has formalised the detailed controls in the Town Centre Master Plan into the WDCP with only minor refinements to the controls. Recognises that the draft Town Centre Master Plan was approved by Council in 2005, the draft WDCP is the last opportunity for NPA to again raise its three major objections to the Master Plan. Believes strongly that: <ol style="list-style-type: none"> The proposed Bellambi St town square should ONLY proceed if the street parking spaces lost by its development were to be replaced by Council elsewhere in the Town Centre. As manifested by the high turnover of businesses in the Town Centre, shops and businesses suffer greatly from inadequate street parking and could ill-afford the loss of up to 16 spaces in Bellambi St (the number depending on the extent of the proposed square). Four storey buildings proposed throughout the Town Centre are too high, especially when combined with zero setback from the front boundary. Have always advocated three storeys and maximum FSR of 2:1. A significant (minimum 5 metres) setback from the front boundary would reduce the canyon effect and improve the visual impact of the Town Centre. <p>Dual occupancy, heritage and Foreshore Building Line</p> <ul style="list-style-type: none"> Endorses Councils proposals that <ul style="list-style-type: none"> There are no significant changes in Northbridge to the areas where most types of dual occupancies are excluded and there is no increase in the number of lots where dual occupancy is permissible. The Northbridge lots that are heritage listed under WLEP 1995 are the same lots that are proposed to be identified in the draft WLEP; and There are no changes to the areas in Northbridge affected by the Foreshore Building Line provisions. <p>Open Space Rezoning</p> <ul style="list-style-type: none"> Notes that Council proposes to rezone the open space corridor comprising Munro Park and Tunks Park to the north of the Suspension Bridge stretching from Sailors Bay Rd around to Northbridge Golf Club, as well as the foreshore reserve at the end of Sailors Bay Rd, The Knoll and the reserve along Minimbah Rd from the generic 6(a) Open Space Zone to the E2 Environmental Conservation Zone. Also notes that under the existing WLEP 2005 this open space land can be developed for uses such as car parking, sports fields and indoor recreation facilities. Understands that under the proposed E2 zoning the range of permissible uses would be limited only to low impact works such as environmental facilities and environmental protection works. The rezoning would therefore significantly restrict any future development and would elevate the importance of protecting and restoring the relevant land for its conservation values. Commends Council for this more restrictive zoning of Northbridge's priceless open spaces and natural bushland. Notes that other open spaces including Harden Park, Warners Park, Northbridge Golf Club and Northbridge Oval would continue to be in a general public recreation zone. <p>Minimum Lot Sizes</p> <ul style="list-style-type: none"> Notes that land along Sailors Bay Rd and Eastern Valley Way has been excluded from the draft lot sizes map due to the proposed rezoning of 2(a), 2(b) and 2(c) residential zones to the R3 medium density residential zone. Minimum lot size standards over the Northbridge Public School (8,000m²) and the St Philip Neri Catholic School (4,000m²) will presumably prevent schools being developed for



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



<p>residential development despite being zoned for residential development.</p> <ul style="list-style-type: none"> NPA understand that with the above exceptions, there are no other amendments to the minimum lot sizes in Northbridge. Minimum subdivision sizes remain 650m² across standard Northbridge lots and 1,200m² on sensitive sloping sites around the periphery of the suburb. <p>Other Points</p> <ul style="list-style-type: none"> Schedule 1 to the draft WLEP refers to Eastern Valley Way, Northbridge ("Northbridge Shopping Centre and carpark") which comprises the Council's five lots which together form the Council car park at the rear of Northbridge Plaza. Recommends the word "and" should be deleted from the draft WLEP's reference to the land as it appears to be a typo and may give the impression the land belongs to Northbridge Plaza. It should be referred to as "Council's Northbridge shopping centre carpark" (or similar). At the bottom of page 86 of the Report on Residential Development, it states: "However the height limit of 2 storeys will remained unchanged." Believe this may be an error. 	<p>Comment</p> <ul style="list-style-type: none"> Refer to Main Report for discussion of rezonings of residential land in Northbridge. The pedestrian crossing over Sailors Bay Road just west of Pyalla Street was installed largely to cater for the relatively high number of pedestrian movements across Sailors Bay Road at that point generated by the Shore Prep School and the shops. Traffic counts revealed that many of the pedestrians crossing Sailors Bay Road were children and given the fact that right turns are banned out of the School carpark, many of the pedestrians are children/parents coming from the east who needed to park on the south side of Sailors Bay Road to get their children to the school. A pedestrian crossing was considered an appropriate solution. A pedestrian crossing was also considered useful to overcome the problem of parents turning right illegally out of the school carpark as they could no longer say they only did so as it was not safe to cross Sailors Bay Road. <ul style="list-style-type: none"> Residents from Pyalla Street opposed the introduction of the crossing saying that a roundabout should be installed instead to make it easier for them to turn out of their street. We did not consider that a roundabout was an appropriate treatment at the intersection as roundabouts tend to diminish rather than improve pedestrian safety. This is because pedestrians crossing at a roundabout must do so partially in the path of circulating traffic and because traffic entering a roundabout is watching for traffic circulating in or entering the roundabout rather than for pedestrians. It should be noted that there have been 3 reported traffic crashes at or near the intersection of Pyalla Street and Sailors Bay Road since 1996. All occurred prior to introduction of the crossing. Only one, in 2000 involved a vehicle exiting Pyalla Street, another in 2004 (prior to introduction of the crossing) was a pedestrian casualty accident and the other in 1999 was a rear ender just west of Pyalla Street. Speed monitoring on Sailors Bay Road near the crossing has not been undertaken since it was introduced however traffic data obtained in June 2006 revealed an 85th percentile speed of 55km/h. This is higher than we would like to see on approach to a pedestrian crossing. Since that count was undertaken the crossing has been installed and a 40km/h school zone has been introduced along the school frontage both of which should assist in reducing speeds during the drop off and pick up periods when pedestrian volumes are at their highest. Council will undertake some more speed counts to assist in determining if a raised crossing or speed humps on approach might be required near the crossing. Development in Eastern Valley Way will be in accordance with setbacks of 7.5m contained in WDCP. The intention is for the top storey to be setback and occupy only
---	---



<p>60% of area of floor below. The WDCP contains provisions for overshadowing, privacy and landscaping of new development.</p> <ul style="list-style-type: none"> • Draft WLEP 2009 Clause 5.4 (9) contains the provisions for the secondary dwellings and is a mandatory clause which cannot be changed apart from quantifying the % restriction. Council cannot delete or amend the 60m² restriction. • The definition of secondary dwellings and the clause relating to the size of dwellings is a Standard Instrument LEP clause. • Secondary dwellings are permitted in the E4 Environmental Living zone as they will not add to the total permitted floor space on the site and will still be required to meet WDCP landscaping and urban design standards. Secondary dwellings will provide an alternative small, affordable housing choice. • Clause 6.6 – Subdivision not Permitted states that secondary dwellings cannot be subdivided or strata titled. • With regard to the Northbridge Town Centre, the fourth storey must be setback 2 metres from the front boundary which will reduce any canyon effect but enable adequate setbacks from rear properties. • With regard to Schedule 1 and the reference to Northbridge Shopping Centre and car park, it is proposed to amend the Schedule 1 description to "Northbridge Council car park" and to add Lot 15 DP 4409 to the property description as it was inadvertently omitted. • In relation to the 'error' reference to 2 storeys at the bottom of Page 86, the table on Page 86 indicates the height of 9 metres which is 2 storeys with setback 3rd storey. The use of the term 2 storeys at the bottom of Page 86 is written in context of the current Residential 2 (b) WLEP 1995 terminology where the 2 storey height limit includes pitched attics in the roof space with up to 60% of the floor space below – effectively a partial third storey. The height for buildings under the new Standard Instrument LEP are measured to the top of the roof (not the ceiling as in the current WLEP 1995). Hence the equivalent to current 2 storey residential now becomes 2 storeys with 3rd storey setback, to occupy no more than 60% of the area below. 	
<p>Recommendation</p> <ul style="list-style-type: none"> • Amend Draft WLEP 2009 by replacing the name "Northbridge Shopping Centre and Car Park" with "Northbridge Council Car park" in Schedule 1. 	
(No. 502) Author of Submission	Willoughby Environmental Protection Association (WEPA) (Submission dated 20/5/2010)
<p>Summary of Submission</p> <ul style="list-style-type: none"> • Pleased to see that Willoughby's bushland has been appropriately zoned for environmental conservation. • Many people will be concerned by the increase in density represented by the dual occupancy provisions which have been imposed on Council. These provisions will result in more hard surfaces, increased run-off and less area for soft landscaping. This will mean residents will have decreased opportunity to grow significant trees which play a significant role in modifying climate and helping to combat climate change. • Where properties are adjacent to bushland, this impact will be mitigated to some extent by the Area 1 Dual Occupancy restrictions. However one area seems to have been overlooked. <ul style="list-style-type: none"> - WEPA's bush regeneration team works in the catchment of Sugarloaf Creek, Castlecrag, which includes the bushland behind houses in Sunnyside Crescent and Sugarloaf Crescent. Sugarloaf Crescent properties have an Area 1 classification, but this does not apply to properties along the northern side of Sunnyside Crescent. The 	



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



<p>houses in properties between 49-71, 75-79 and 95 are built on a small escarpment, but the properties themselves extend below this into bushland in most cases or onto spectacular rock outcrops which descend into bushland. Many of the properties are fenced at the edge of the escarpment not at the property boundary.</p> <ul style="list-style-type: none"> - If secondary dwellings were to be allowed to be built, the obvious place would be below the escarpment which would be disastrous not only for the existing bushland (which we have been working on for many years) but for the geological formations and the bushland below this which would then suffer the impacts of run-off and tree vandalism for views. - Urges Council to place an Area 1 Dual Occupancy restriction on these properties on the northern side of Sunnyside Crescent, ie between 49-71, 75-79 and 95, in order to protect the bushland on this section of the Northern Escarpment of Castlecrag. • It also seems illogical that these properties do not have an E4 zoning and request that this be rectified to conform to the E4 zoning of other properties across the City which border bushland. 	
<p>Comment</p> <ul style="list-style-type: none"> • See also comment on Submission 498 above. • With regard to secondary dwellings, development assessment of location would be on merit, including the E4 Environmental Living zone objectives. • The Dual Occupancy Exclusion Map replicates the provisions in Willoughby Local Environmental Plan 1995. The properties mentioned are not currently excluded and it is considered that dual occupancy on these sites need not adversely impact on bushland. These matters would be assessed if a development application was lodged. • The properties at 49-71, 75-79 and 95 Sunnyside Crescent are proposed to be zoned the equivalent zone under the Draft WLEP 2009. On this basis 49 Sunnyside Crescent, which is currently Residential 2 (a) under WLEP 1995, is proposed to be R2 Low Density Residential. The properties at 51-71, 75-79 and 95 Sunnyside Crescent, currently zoned Residential 2 (a2) under WLEP 1995, are proposed to be zoned E4 Environmental Living. 	
(No.503) Author of Submission	Walter Burley Griffin Society Incorporated (Submission dated 10 June 2010)
<p>Summary of Submission</p> <ul style="list-style-type: none"> • WDCP Controls <ul style="list-style-type: none"> - Support for retaining DCP controls for residential development in Castlecrag and the Griffin Conservation area. - Support for the Griffin Conservation Area to be recognised as State significance. • Consistency between Draft LEP and Draft Amendments to the DCP <ul style="list-style-type: none"> - Clause 4.4 does not mention the specific WDCP controls which differentiate the Griffin Area from other land in the same zoning. The draft LEP should include reference to the DCP in respect of the provisions which differentiate the controls for the Griffin Conservation Area from those elsewhere in similarly zoned areas. - A major feature that differentiates the controls for the Griffin conservation Area from the remainder of the WCC residential areas is that the FSR for attached garages must be included in gross floor space calculations. To retain protection for the Griffin Conservation Area, this provision must be clearly specified in the Draft LEP. - It is essential that the above controls are maintained along with other DCP controls from the Griffin Conservation Area. • Heritage Items: 	



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



- Disappointed that the Griffin items in WLEP 1995 Schedule 6 are in the Draft WLEP as being of 'Local' significance, evidently to comply with a directive from the Department of Planning. The Society believes that the Griffin houses are of state, national and international significance. The Society will support owners to have these houses listed on the State Heritage Register.

- Haven Amphitheatre:
 - Request that the property be listed as of 'State' significance as it is on the NSW Heritage List (under the address of The Barricade).
 - Request that the Theatre be referred to in Schedule 5 as the 'Haven Amphitheatre' (note: original name was the Haven Valley Scenic Theatre).
- Request that the stone culverts in the Bulwark are included on Council's heritage list. The culverts are large and significant constructions that are integral to Griffin's road and subdivision plan.
- The WBGS supports that the following Eric Nicholls' houses recommended for listing by the Clive Lucas Stapleton and Partners be included in the Draft WLEP:
 - 42 The Bulwark Castlecrag;
 - 2 The Rampart Castlecrag;
 - 16 Coolawin Road Northbridge.
- Dual Occupancy:
 - Noted and supported the provision that the Griffin Conservation area is to be excluded from dual occupancy.
- Supports Council's Affordable Housing Policy, areas of concern are:
 - The potential for a second dwelling, in properties within the Griffin Conservation Area where the main principle is preservation of the landscape, to increase the development footprint of a property and to impact on landscape values. Specifically, given the small size of the blocks containing the Griffin houses and the visibility of these houses from community land, additional dwellings could severely impact on their relationship with the natural terrain, the amount of soft landscaping and the number of trees.
 - The impact of attached second dwellings on Griffin houses. Even if a secondary dwelling was totally within the Griffin house so there was no compromise to its exterior, the interiors are part of the significance of the houses and these houses should not be allowed to be reconfigured to contain secondary dwellings.
 - The Society requests that an Affordable Housing restriction Map is prepared and the case made to the Department of Planning to exempt the Griffin Conservation Area from affordable housing and the potential damage to the Griffin heritage items.
- Heritage Item Protection:
 - Page 24 of the Draft LEP states that exempt development: (3) (d) must not be carried out on land that comprises, or on which there is, an item that is listed on the SHR or that is subject to an IHO.
 - Could the majority of Griffin houses in the Griffin Conservation Area, that are now proposed to be listed as of local significance, be subject to exempt development ?
 - Request that if this is the case in the Draft LEP that it is corrected so that local heritage items are not subject to exempt development.
- Zoning:
 - Primary interest is the rezoning of land use categories in accordance with the revised standard criteria that applies across the State.
 - Supports the zoning of residential land in Castlecrag adjacent to bushland reserves as E4 Environment Living, together with all residential land within the Griffin



<p>Conservation Area.</p> <ul style="list-style-type: none"> - Schools zoned according to the prevailing adjacent zonings. Re: anomaly of the medium density zoning on the Glenaeon School: support the rezoning of the site to R2 Low Density Residential, reflecting the surrounding residential zoning. • The rezoning of five allotments on the northern side of Edinburgh Road between Raeburn and Rutland Avenues to R3 Medium Density Residential. <ul style="list-style-type: none"> - The society recognises that this land is adjacent to the Castlecrag shopping centre and has good public transport links on Eastern Valley VWay. While rezoning will impact on the entrance to the suburb and the Griffin Conservation Area immediately opposite, good quality design for any new buildings would minimise this effect. • Section C, Development Guidelines and Section E, Specific controls for Commercial Shop Top developments <ul style="list-style-type: none"> - Support changes to encompass vulnerable trees and native bushland on private Property (S. 3, Para 2 and 4). • It would be helpful to have a cross reference to the controls for 'Footway Seating associated with a café or restaurant – limit the potential for conflict between use of public space and outdoor dining.
<p>Comment</p> <ul style="list-style-type: none"> • Directive from the Heritage Branch has advised that: <i>"'Griffin' has been notated in the Schedule as an item of state heritage significance. For legal reasons, until an area is listed on the SHR, having been formally identified as being of State heritage significance, the area cannot be listed in an LEP and notated as being of 'state' significance. The area should be listed in the LEP as a locally significant item so that they are afforded protection under the heritage provisions of the LEP."</i> • WDCP cannot override the WLEP. The WDCP will be required to be amended to be consistent with the WLEP (as proposed in the Draft WDCP amendments). The definition of gross floor area (which is compulsory and contained in the Standard Instrument LEP) excludes car parking to meet requirements of the consent authority (which is set out in the WDCP). The WDCP for the Griffin Conservation Area includes attached garages in the gross floor area. The Draft WLEP 2009 can be amended to identify the Griffin Area as another Special Area on the Floor Space Ratio Map with FSR limits that generally relate to the effective FSR currently allowed in the WDCP. Effectively this is a reduction of 20m² of gross floor area (other than for lots over 1,500m²). • Council had originally identified these Griffin properties in WLEP 1995 and the draft WLEP 2009 as heritage items of State significance (the Heritage Branch no longer recognises Regional Significance). However, Council has been directed by the Department of Planning and the Heritage Branch that until an item has been formally recognised by the NSW Heritage Council as being of State significance and listed on the State Heritage Register an item cannot be notated as being of 'State' significance. The Society may make a submission seeking State Significance recognition to the State Government. • The theatre in Schedule 5 of the Draft WLEP is currently referred to as the "Open Air" Theatre. No objection is raised to changing the name of the Theatre to the 'Haven Amphitheatre'. • The Haven Amphitheatre is not listed on the State Heritage Register and therefore must remain as a local item. • The sandstone culverts in The Bulwark are included in the Griffin Heritage Conservation Area and are therefore currently protected under WLEP 1995 and WDCP and will be protected under WLEP 2009. • 42 The Bulwark was identified in the Clive Lucas Stapleton and Partners, 2003 Eric



Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



Nicholls Study. The Study recommended that the property be listed on a Local Environmental Plan. When Council considered the Study recommendations at the meetings of the 5 and 12 December 2005 Council did not resolve to include this property in WLEP 1995.

- It should be noted that 42 The Bulwark is included in the Griffin Heritage Conservation Area and is protected under the WLEP 1995 and WDCP and will be protected under WLEP 2009.
- Council's Heritage Architect is aware of the property's heritage assessment which will be taken into consideration when assessing future development applications. The Walter Burley Griffin Society are also contacted for comment on all development applications lodged with Council for the Griffin Heritage Conservation Area.
- 2 The Rampart was identified in the Clive Lucas Stapleton and Partners, 2003 Eric Nicholls Study. The Study recommended that this property be listed on a Local Environmental Plan. When Council considered the Study recommendations at the meetings of the 5 and 12 December 2005 Council did not resolve to include this property in WLEP 1995.
- It should be noted that 2 The Rampart is included in the Griffin Heritage Conservation Area and is protected under the WLEP 1995 and WDCP and will be protected under WLEP 2009.
- Council's Heritage Architect is aware of the property's assessment which will be taken into consideration when assessing future development applications. The Walter Burley Griffin Society are also contacted for comment on all development applications lodged with Council for the Griffin Heritage Conservation Area.
- 16 Coolawin Road was identified in the Clive Lucas Stapleton and Partners, Eric Nicholls Study. This Study recommended that the property be listed on a Local Environmental Plan. The Officer's Report to the Council Meeting of 5 December 2005 did not recommend this property for listing as an item of environmental heritage because a development approval (which included a second storey addition) which had been approved prior to the commencement of the study, had already been constructed.
- Secondary dwellings are supported in all low density residential areas of the City. Council's Heritage Architect advised that permitting secondary dwellings in conservation areas would be acceptable from a heritage viewpoint as:
 - the secondary dwelling will be required to comply with the FSR control across the site;
 - any development for a secondary dwelling will still need to comply with soft landscaping requirements for the site which will ensure that the garden character of the conservation areas is preserved;
 - the secondary dwellings must only be located behind the primary building line and will therefore not unduly impact on the primary streetscape;
 - there are no parking requirements for the secondary dwelling and this will ensure garage structures will not dominate rear lanes.
- Any development application for a secondary dwelling on the site of a heritage item would be assessed in accordance with Council's WDCP controls as with any other development on site, including a heritage impact assessment.
- Under the SEPP (Exempt and Complying Development Codes) 2008, certain exempt development is permitted on heritage item sites for heritage items.
- Clause 3.1 relating to Exempt Development in the Draft WLEP 2009 is a compulsory clause and cannot be amended.
- It is recommended that in the draft amendments to WDCP, Section E3 on Castlecrag, a cross reference is made to C16 – Awnings, Public Road Encroachment and Use of Public Footways, as requested by the Society.



Recommendation

- Amend Draft WLEP 2009 by:
 - Renaming in Schedule 5 the theatre in The Barricade, Castlecrag, to read 'Haven Amphitheatre.'
 - Inserting on the Floor Space Ratio Map an Area 10 covering the Griffin Conservation Area and in Clause 4.4 'Floor Space Ratio' a new subclause "Despite subclause (2) the maximum floor space ratio of a building on land that is in Area 10 is the FSR specified in Column 2 of the Table:

Table maximum FSR in Area 10

Site Area (m2)	Permissible GFA (m2)
Under 400	0.45 x (Site Area)
400-800	100 + (0.2 x Site Area)
801-1000	180 + (0.2 x Site Area)
1001-1500	130 + (0.15 x Site Area)
Over 1500	0.25 x (Site Area)"

- That Council advise the Walter Burley Griffin Society that it will endorse a nomination from the Society to the NSW Heritage Council for the listing of the Griffin Conservation Area on the State Heritage Register.
- Amend the draft amendments to WDCP, Section E3 on Castlecrag by including a cross reference to Section C16 – Awnings, Public Road Encroachment and Use of Public Footways.



Final Communication Plan
Network Nine Willoughby Studio
Environmental Assessment Application
Nine Network Australia Limited



Appendix D: Letter from State Member for Willoughby

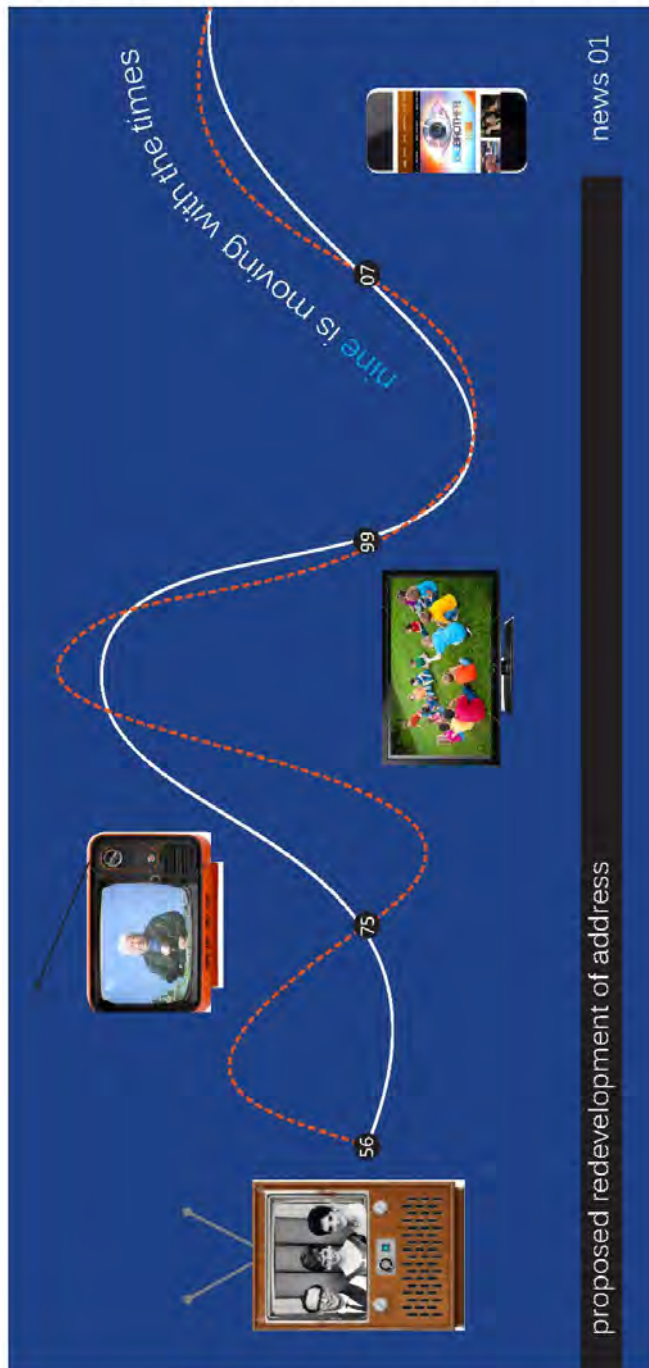




Final Communication Plan
 Network Nine Willoughby Studio
 Environmental Assessment Application
 Nine Network Australia Limited



Appendix E: Graphic Look for the Newsletter

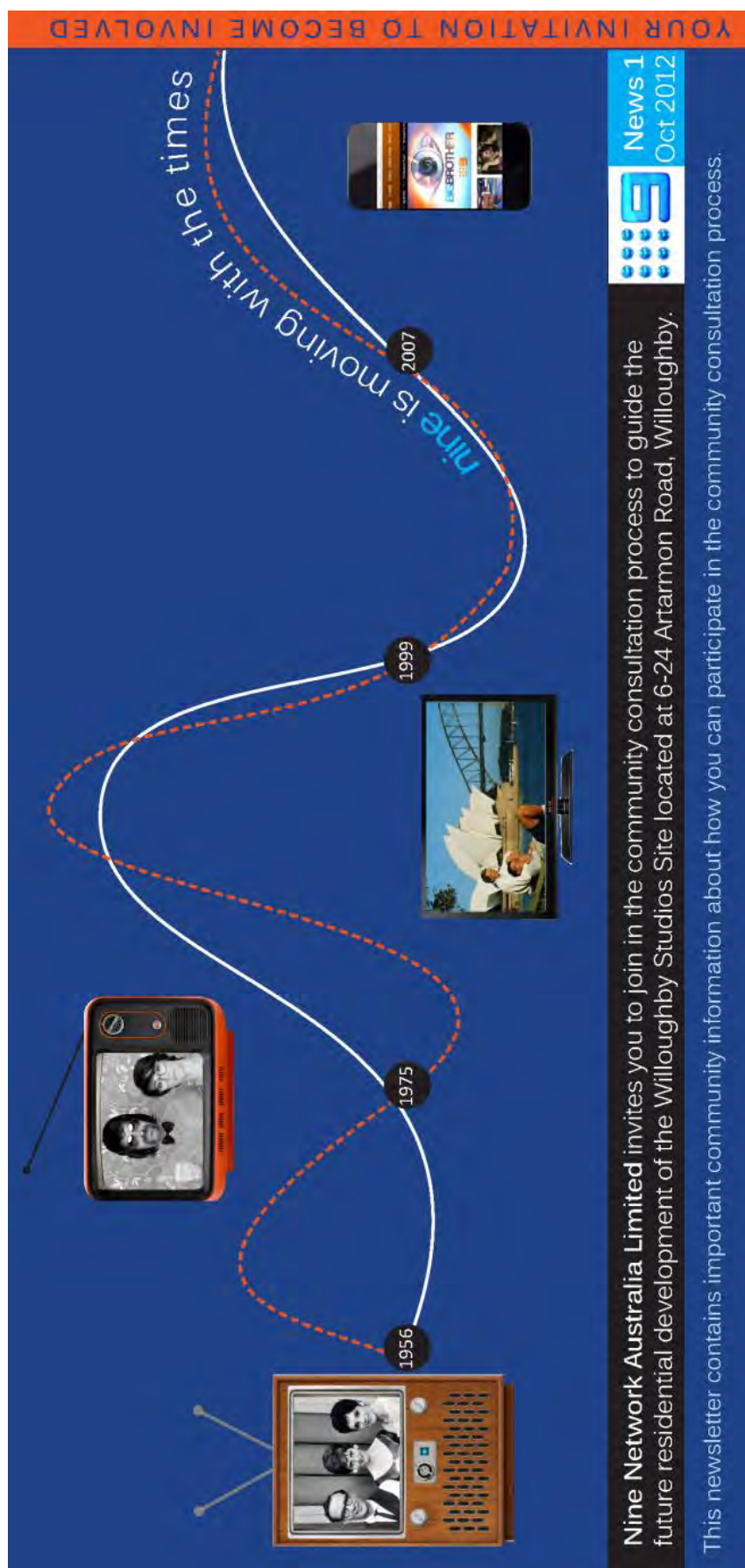


© Urban Concepts ABN 96 074 171 065

Page 83



APPENDIX B – Newsletter





channel nine moving with the times

On the 27th October 2012 Nine Network Australia Limited celebrates 56 years of television production and broadcasting from its Willoughby Studios located at 6-24 Artarmon Road, Willoughby. The Network has resolved to progress plans to relocate its facilities.

The Studios are the last remaining campus style television studio in operation on the East Coast of Australia. Many residents will be aware of the relocation that the Seven Network, Ten Network and the ABC have made 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 land use of a site.

1956





Our 2010 Plan put forward a residential concept that concentrated tall buildings of 16-20 storeys in height in the middle of the site with lower scale 2-5 storey buildings along Artarmon Road and Richmond Avenue. We have listened to community concerns and the views expressed by the Department of Planning in respect to the 2010 Plan. We have assembled a multi-disciplinary design team assisted by Lend Lease and SJB Architects and Urban Designers to guide our thinking.

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 are committed to working with local residents and stakeholders as we develop an appropriate residential vision for the site.

This newsletter marks the commencement of our consultation process for this project. I look forward to welcoming you onto our site in the coming weeks and to working with you to formulate a concept plan that has community support.



Scott Soutar
 Station Manager
 Nine Network Australia



the site - overview

The Nine Network Willoughby Television Studios are located at 6-24 Artarmon Road, Willoughby. The site is a sizable land holding providing approximately 2.9 hectares held under the single ownership of Nine Network Australia Limited. The site is highlighted in red at Figure 1.

Located in the suburb of Willoughby and within the South Willoughby Ward of the Local Government Area of Willoughby, the site is bounded by Artarmon Road to the north, Richmond Avenue to the west, The TXA transmission tower land, parkland and residential development to the south and Scott Street to the east.

Many residents may be under the impression that The Transmitters Australia (TXA) transmission tower constructed in 1974 is located on the site. This is not correct, the tower and the land are subject to a separate holding by Transmitters Australia (TXA). The proposal does not involve the relocation of the transmission tower. Transmitters Australia (TXA) is a joint venture company owned by Nine Network Australia, Seven Network and Ten Network.

Key features of the site are:

- The topography of the land which falls significantly in level between its eastern, western and southern boundaries.
- The intensity of hard paved surfaces on the site and the helipad which have constrained its ability to support a significant canopy of trees.
- The lack of opportunity for the adaptive reuse or refurbishment of existing buildings on the site, many of which are purpose built for television production.
- The poor physical integration that the site has had with the local area as a result of being fully secured. Many residents would not have had the opportunity to enter the site or understand its operation on a 24 hour 7 day a week basis.
- The visual prominence of the site in the skyline created as a result of its ridge line location and the adjacent TXA transmission tower.

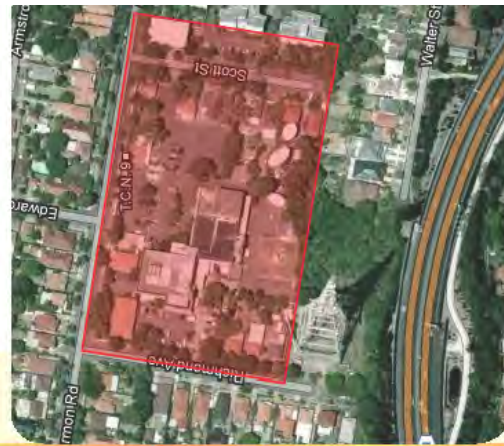


Figure 1 The Nine Network Australia Willoughby Studios Site

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.





why a residential land use is appropriate

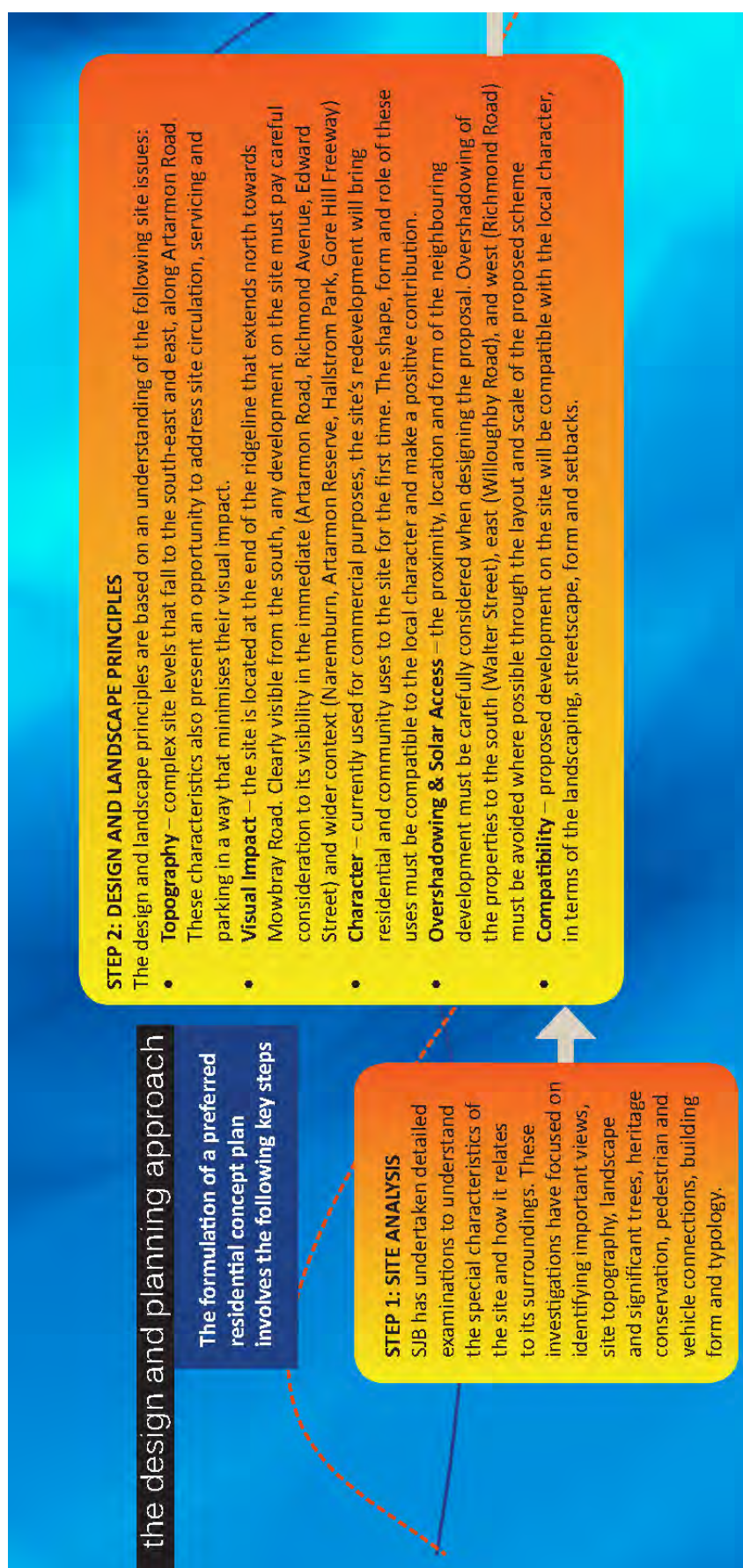
There are two key factors why we consider a residential land use to be appropriate for the Willoughby Studios site.

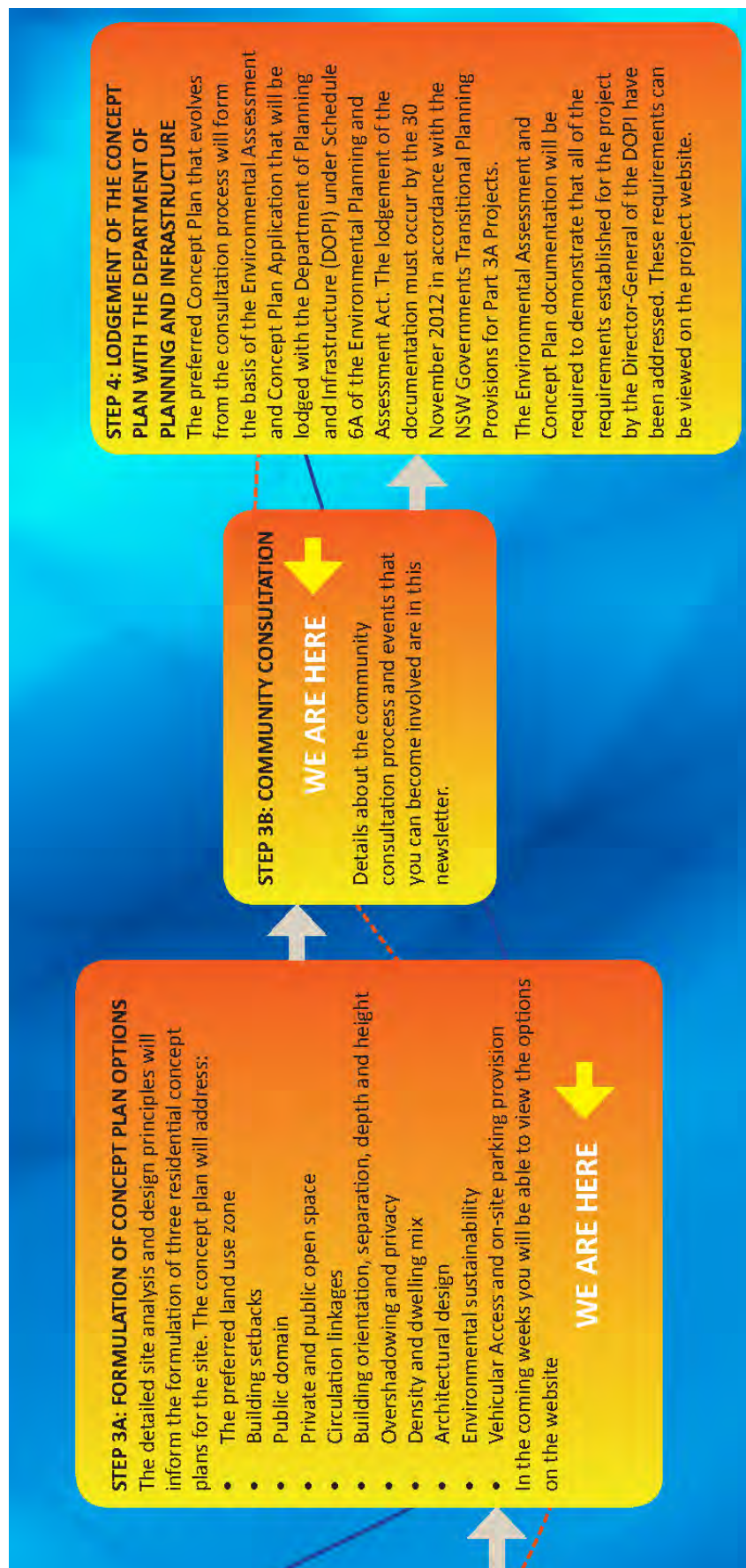
1. The site is located within the Willoughby South residential precinct. Adjacent residential development ranges from single dwelling houses to multi-unit residential development including, low and medium rise apartment and townhouse developments.
 Willoughby City Council through its Draft Local Environmental Plan 2012 is looking to intensify this residential use through its up zoning of residential lands in Walter Street to the south and Artamon Road to the north east to permit medium density development. Under the draft Willoughby Local Environmental Plan 2012 (as exhibited), the Nine Network Willoughby Studios retain a special use zoning which is no longer appropriate given our intended relocation.
2. The NSW State Government has established housing targets for each Sydney Metropolitan Area. These housing targets are essential for ensuring that there is sufficient housing supply within the Sydney Metropolitan area to support the projected 1.5 million population increase that will occur by 2031. The NSW Government has established that the Willoughby Local Government Area must supply an additional 6,800 dwellings by 2031. The redevelopment of the Nine Network site will assist the Willoughby City Council to realise its housing target.

introducing our design team

Working with Nine Network Australia on the Willoughby site project is a multi-disciplinary team with expertise in all aspects of site investigations and analysis, economic feasibility, design and urban planning. The key members of the team are:

- **PROJECT MANAGEMENT** Nine Network Australia assisted by Lend Lease is responsible for the day to day project management overseeing the progression of the project from design through to approval of the concept plan. Lend Lease has an existing working knowledge of Network Nine Australia and has assisted with the relocation of the Melbourne Studio Campus.
- **ARCHITECTURE AND URBAN DESIGN** SJB is responsible for the overall site analysis, design rationale and residential development options that will drive the formulation of a preferred residential concept plan for the site.
- **LANDSCAPING AND PUBLIC DOMAIN** JILA is responsible for the preparation of a detailed landscaping and public domain plan to complement the residential concept plan.
- **PLANNING** JBA Planning Consultants is preparing the Environmental Assessment documentation and progressing the application through the Department of Planning and Infrastructure.
- **TRAFFIC AND TRANSPORTATION** AECOM is undertaking the traffic and transportation assessment for the project.







the planning process

The Nine Network Australia Willoughby Studios Site has been declared a Major Project under the provisions of State Environmental Planning Policy (Major Projects) 2005 (hereafter referred to as the Major Projects SEPP). Schedule 1 of the Major Projects SEPP details the types of development which can be considered a Major Project under Part 3A of the Environmental Planning and Assessment Act 1979.

In October 2011, the NSW Government repealed Part 3A of the Environmental Planning & Assessment Act 1979 (EP&A ACT). In repealing the Part 3A legislation, the NSW Government recognised that there were many existing Part 3A projects already in the planning system. Schedule 6A of the EP&A Act was introduced to provide transitional arrangements for Part 3A Projects that had already been progressed in the system.

The Willoughby Studios Site has become a 'Transitional Part 3A Project'. As a Transitional Project, Part 3A of the EP&A Act continues to apply to the project.

At the beginning of September 2012 the Department of Planning and Infrastructure advised proponents of Transitional Part 3A Projects that Environmental Assessment documentation must be lodged with the NSW Department of Planning and Infrastructure by the 30 November 2012.





how to become involved

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.

To learn more about this project you can:

- **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 info@ninewilloughby.com.au
- **VISIT THE PROJECT WEBSITE www.ninewilloughby.com.au** to review project information, register your participation in the consultation process and to provide your feedback.
- **READ OUR COMMUNITY NEWSLETTERS.** This is the first newsletter about this project. We will provide further newsletters at key project milestones.
- **READ REGULAR MEDIA ADVERTISEMENTS** in the North Shore Times.
- **ATTEND OUR 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. Details about how you can participate are set out in this newsletter.
- **REGISTER FOR OUR COMMUNITY WEBINAR.** We will hold an online community webinar about the project on Thursday 8th November 2012 from 11am-12pm. Details about how you can participate are set out in this newsletter.