

SJB Australia

Environmental Assessment
Concept Plan

Channel 9
Artarmon Road
Willoughby
NSW, 2068

14 March 2013



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0.0 Executive Summary

This report has been prepared on behalf of the Nine Network Australia (NNA) to inform the Environmental Assessment (EA) of the Concept Plan prepared for the redevelopment of their site at 6-30 Artarmon Road, Willoughby.

Specific reference has been made to the Director-General's Requirements (DGRs - ref. MP 10_0198) issued on 9th February 2011, which seeks further information on 20 key issues. Addressed in this report are the following issues:

- **Built Form and Height**
- **Urban Design**
- **Environmental and Residential Amenity**, and
- **Landscaping & Public Domain**

Reference has been made to many of the other key issues outlined in the DGR's, however, more detailed commentary is contained in the technical studies prepared by other members of the project team. Community Consultation has been addressed in this report, and a separate report by Urban Concepts due to the importance of this issue to the design process.

Amendments have been made to this report in response the letter from the Department of Planning & Infrastructure, dated 9th January 2013, which refers to the Adequacy of the Environmental Assessment. These amendments include further explanation of the scheme's design evolution and how this process was informed by community and stakeholder consultation.

Further analysis of key views from the relevant Conservation Areas has also been included in the report. This analysis was undertaken in October 2012 and discounted due to the limited visibility and perceived impact. For the purposes of completeness and to address the points raised by the Department, this analysis has been revised and included as part of the Preferred Option analysis in section 7.0.

The 2.9ha site is located in Sydney's North Shore suburb of Willoughby and is currently occupied by the Nine Network Australia television studios, which has been on the site since 1956. The last remaining campus-style television studio on the eastern seaboard, the site is operational and working at capacity.

The other major television studios (Channels 7, 10 and ABC) have vacated their campus site's and relocated to commercial premises in urban areas. Whilst there is no immediate plan for the NNA to relocate the site is nearing the end of its operational life.

The neighbourhoods surrounding the site is typical of this area of Sydney's north shore, which features predominately low-density residential properties and some high-density housing along the eastern boundary. Several major and arterial roads are within a short distance of the site, including Artarmon Road along the northern boundary, Willoughby Road to the east and the Gore Hill Freeway to the south.

Important site features that influenced the design proposals outlined in this report include the complex topography, existing mature trees, vehicular access points, edge conditions, and relationship with adjacent properties.

A number of features outside the site's boundary were also central to the design and development of the Concept Plan through the consultation process. These included the telecommunications tower located to the south of the site at the Richmond Avenue frontage, traffic volumes and movements in the local street network, overshadowing of the properties to the east, west and south of the site, and the visibility of the site from nearby residential suburbs, specifically Naremburn to the south of the Gore Hill Freeway.

Based on a robust analysis of the site, the immediate and wider regional context, a series of design parameters were prepared that addressed the key issues raised in the DGRs and established a framework for the design and testing of the Concept Plans. The design parameters were used during the consultation stages to articulate the breadth and range of opportunities and constraints that needed to be addressed throughout this project. They also provided a useful reference from the team to revisit the plans and test whether they satisfied the brief.

A number of options were prepared during that explore the site's capacity and ability to accommodate development that minimises the impact on neighbouring properties and neighbourhoods, and where possible, making a positive contribution through new open spaces, improved site permeability, connections to surrounding routes and spaces, and the mitigation of traffic impacts. The majority of the impacts were identified through consultation with the Council and community, and formed the basis of the options appraisals.

Each of the four design stages were concluded by an appraisal of the options, which was based on the findings of the analysis, the design parameters, potential impacts identified during consultation, and an internal review. The outcome of this process was the identification of key aspects that were to be addressed as part of the preferred option, including that any development on the site will be visible and have an impact. In this instance the aim has been to determine where the impacts can be mitigated, what is deemed acceptable and then establishing an appropriate scale of development for the site.

The form and configuration of the preferred option included a reduction in the scale of development, as compared to the pervious options, including the initial Part 3A Concept Plan (November 2010). The final design approach is an efficient and comprehensive masterplan that delivers a scale and form of development that responds to the various edge conditions and contextual features.

Timeline of Significant Dates:

- **1 November 2010:** PBL Media Pty Ltd lodged a Request for Clause 6 Declaration & Concept Plan Authorisation and Preliminary Environmental Assessment to the then Department of Planning.
- **19 November 2010:** The proposal described above was declared as a major project under Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act).
- **9 February 2011:** Director-General's Requirements (DGRs) for the proposal were issued.
- **26 March 2011:** O'Farrell Government won the 2011 NSW State Election.
- **4 April 2011:** O'Farrell Government announced it will repeal Part 3A. No new Part 3A applications accepted by the State Government.
- **13 May 2011:** Transitional Arrangements for Part 3A introduced for all applications for which DGRs were issued prior to 8 April 2011. NSW Government gave proponents of transitional projects until 1 October 2013 to lodge Environmental Assessments (EAs).
- **24 August 2012:** The EP&A Act was amended to require that the EA must now be submitted for all transitional Part 3A Projects by 30 November 2012 – 10 months earlier than originally required.
- **October & November 2012:** the project team undertakes a program of consultation with the Council, stakeholders and the community to review the Concept Plan
- **30 November 2012:** The Environmental Assessment of the Concept Plan is issued to the Department of Planning and Infrastructure. A test of adequacy is undertaken.
- **8 January 2013:** Department of Planning and Infrastructure issue a letter outlining the Adequacy of the Environmental Assessment, including recommendations of where additional information is required
- **31 January 2012:** Revised Environmental Assessment of the Concept Plan is issued to the DPI for exhibition and assessment

1.1 Purpose of the Report

This report has been prepared to inform and support the Environmental Assessment for the Concept Plan to redevelop the Nine Network Australia (NNA) site at 6-30 Artarmon Road, Willoughby.

The content of this report seeks to respond directly to the Director General's Requirements (DGRs), which were issued to the client on 2nd February 2011 and sought responses and clarifications on 20 key issues relating to the original Concept Plan - prepared by another project team in November 2010. The issues that are the subject of this report include:

- Built Form and Height
- Urban Design
- Environmental and Residential Amenity, and
- Landscaping & Public Domain

Technical reports from the project team will address the other key issues outlined in the DRGs, however, this report makes reference to:

- Transport & Accessibility
- Ecologically Sustainable Development (ESD)
- Staging, and
- Consultation

Information contained in this report has been prepared over an intensive program of consultation, design development, testing and review with the community, Willoughby Council, the NNA and the project team, which is led by Lend Lease.

The options for the Concept Plans pay careful consideration to the findings of the site and context analysis, and the design parameters, taking into account the benchmarks established by the previous plan and the site's capacity to accommodate development in a suitable and appropriate scale.

The contents of this report should be read and considered in the context of all accompanying reports. The complex nature of this project has required an integrated design response that we believe satisfies the Director-General's Requirements.





part 2 | the site

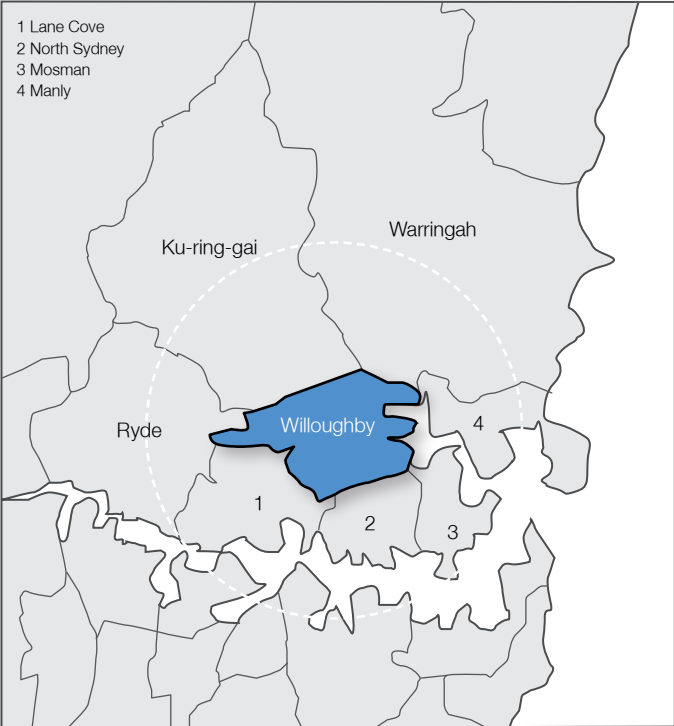
2.1 Location

The site is located in the Inner North Region of the Sydney Metropolitan area, as defined by the Metropolitan Strategy 2031 as the area between the northern harbour foreshore, Chatswood and Macquarie Park.

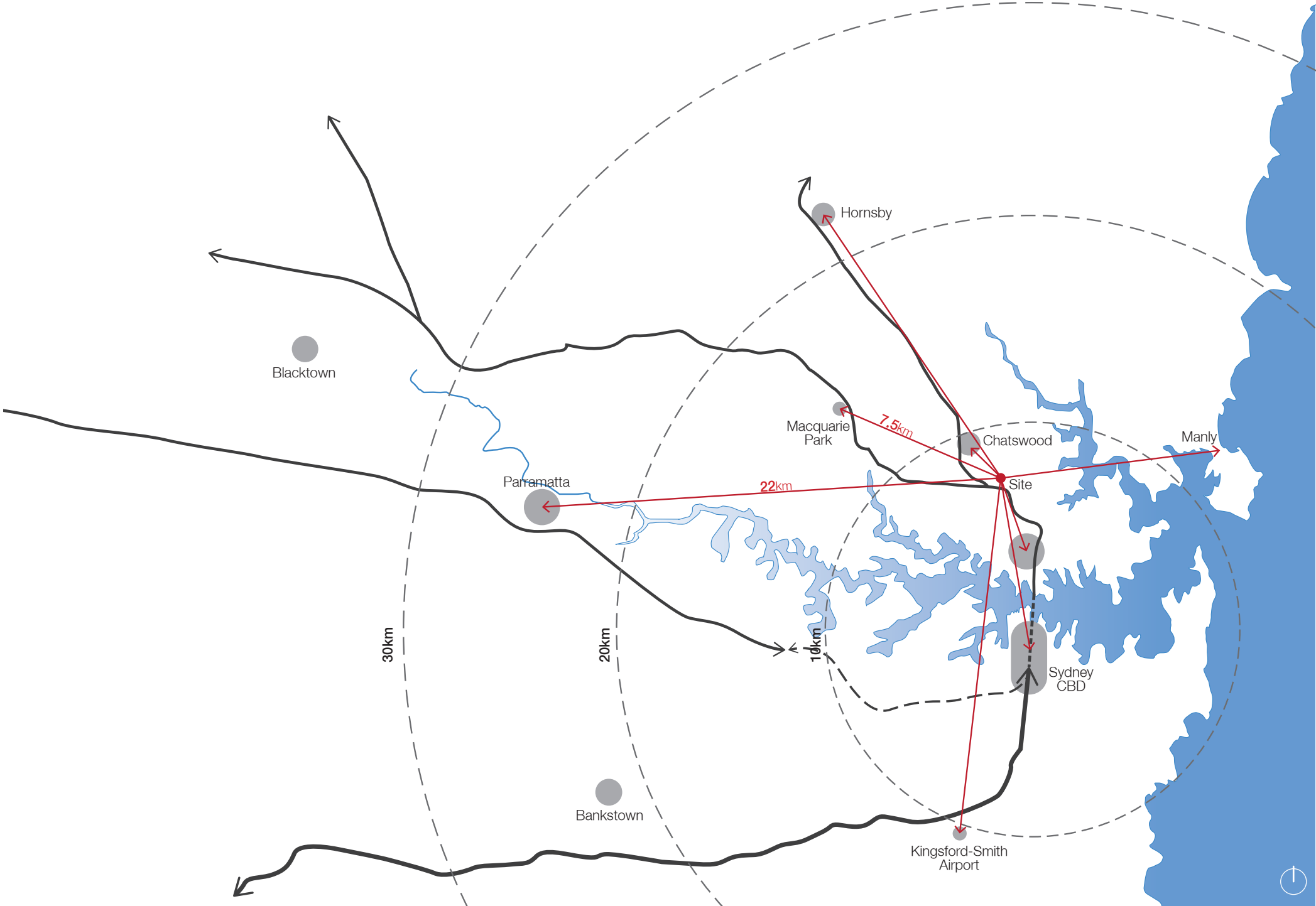
Approximately 8km to the north of the Sydney CBD, the site is located in the centre of the Willoughby Local Government Area (LGA), which is bound by Warringah and Ku-ring-gai to the north, Ryde to the west and Lane Cove, North Sydney and Mosman to the south.

At a local scale the site is located withing close proximity to the Chatswood CBD (2k) and Artarmon train station (1km) on the north shore line of the cityrail network. Services provide frequent connection to the CBD and Chatswood. From Chatswood connections can be made to Epping

The Gore Hill Freeway, located to the south of the site provides connections to Sydney's arterial road network and nearby centres, including Macquarie Park (7.5km), Parramatta (22km), Kingsford Smith Airport (15km), and Hornsby (18km).



01 Location Plan, Sydney LGAs



02 Location Plan, Metropolitan Sydney

2.2 Context

The area of the Sydney's lower north shore surrounding the NNA site is characterised by a number of local, district and regional centres that provide a range of services and functions, including retail, employment, manufacturing and leisure.

To the north of the site is Chatswood, which is one Sydney's major shopping and employment centres. The smaller centres of Willoughby, Artarmon and Northbridge serve a local catchment, whilst larger centres such as St Leonards, Crows Nest and Neutral Bay offer employment, dining and greater retail choice.

Public transport and the major arterial routes typically run along a north-south alignment, with local connector roads running east-west. The Gore Hill Freeway, Pacific Highway, Willoughby Road and Military Road carry the majority of traffic through this part of Sydney.

The Artarmon Industrial Estate located to the south of the site between St Leonards, Lane Cove and Artarmon station, is a major employment district for manufacturing, mechanical and office activities. The area is accessed via the Gore Hill Freeway, Pacific Highway and several local connector roads that run through Willoughby and Artarmon to the north.

To the south of the industrial area, at the northern edge of St Leonards is the former ABC studio site, which is currently being redeveloped into contemporary office accommodation. Adjacent to this area is the Royal North Shore complex, which has been subject to major refurbishment and development over the past 5 years, and is nearing completion.



01 Site's Location and Proximity to Centres

2.2 Context

The area immediately surrounding the site features a variety of residential neighbourhoods, open space and landscaped areas, roads and public transport services, centres for retail, employment and recreation, all within a 10 minute walk. The proximity, availability, quality and diversity of these features is a major asset for the site's current and any future occupants.

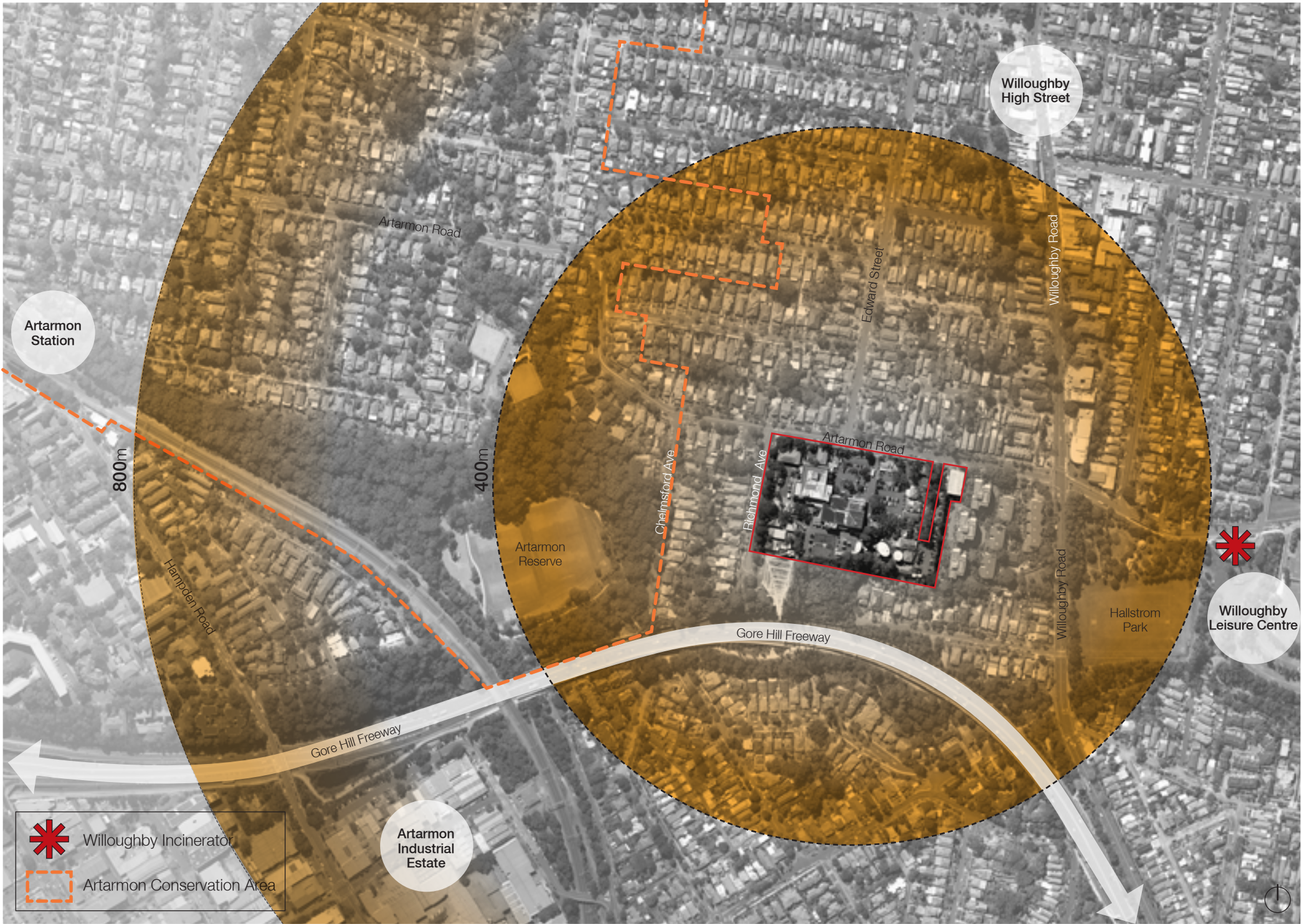
The residential neighbourhood that stretches north and west from the site is typical of the north shore, where single detached housing from the Federation period are interspersed with contemporary infill development.

A band of open space stretches past the site's southern boundary between Artarmon Reserve in the west to Flat Rock Reserve and Bicentennial Reserve in the east. A pocket of Council owned land abuts the southern boundary of the site, providing an important link between the eastern and western spaces.

Retail and commercial uses line the Willoughby Road frontages, running north-south, a short walk to the east of the site. These uses support a local catchment, with greater retail needs supported by Northbridge and Chatswood.

The Artarmon Industrial Estate, referred to on the previous page, is located within 800m of the site, however, the road and pedestrian connections are circuitous due to the land form and severance caused by the Gore Hill Freeway.

To the west of the site are a number of important open space, leisure and recreation destinations, the most important being the recently refurbished Walter Burley Griffin Incinerator, now a studio and gallery space. Further to the west is the Willoughby Leisure Centre, which has been the subject of a masterplan to accommodate expansion of the facility.



01 Immediate Context Plan & Conservation Area Boundary

2.3 Site Features

The 2.9ha site is located along the southern frontage of Artarmon Road near the junction of Richmond Avenue and Edward Street, to the west of Willoughby Road. Scott Street runs into the site from Artarmon Road towards the southern boundary and is part owned by Willoughby Council, as reflected in the stepped site boundary.

The site is currently occupied by the Nine Network Australia (NNA) and is used for the production and administration of Channel 9. The site's operations are divided between two zones; the restricted access and security controlled area to the west, and the surface car park and cottages accessed from Scott Street and Artarmon Road.

The majority of the site's operations are undertaken in two interconnected buildings in the centre of the secured site. These structures stand between two and six storeys in height and house the primary studio space and administrative offices.

The 1950's administration building known as 'the Loft' is the only building east of Scott street that is located within the site boundary. The western frontage of Scott Street is lined seven detached former residential buildings, used today for various administrative and operational purposes. Each of the Federation-era cottages and 1980's infill buildings are owned by the NNA. A similar grouping of cottages fronts Richmond Avenue along the western boundary.

Located along the southern boundary of the site are several pieces of infrastructure that are either critical or redundant to operations - referring to the helicopter pad and satellite dishes respectively. The helicopter operates under strict curfews and licencing by the EPA.

Other significant site infrastructure includes the substation and water pump along the Artarmon Road frontage, incinerator (no longer in use) to the north-west of the heli-pad, and sitting outside the site boundary, the telecommunications tower, which stands to a height of 233m.



View north from Richmond Avenue

2.3 Site Features



2.4 Facts & Figures

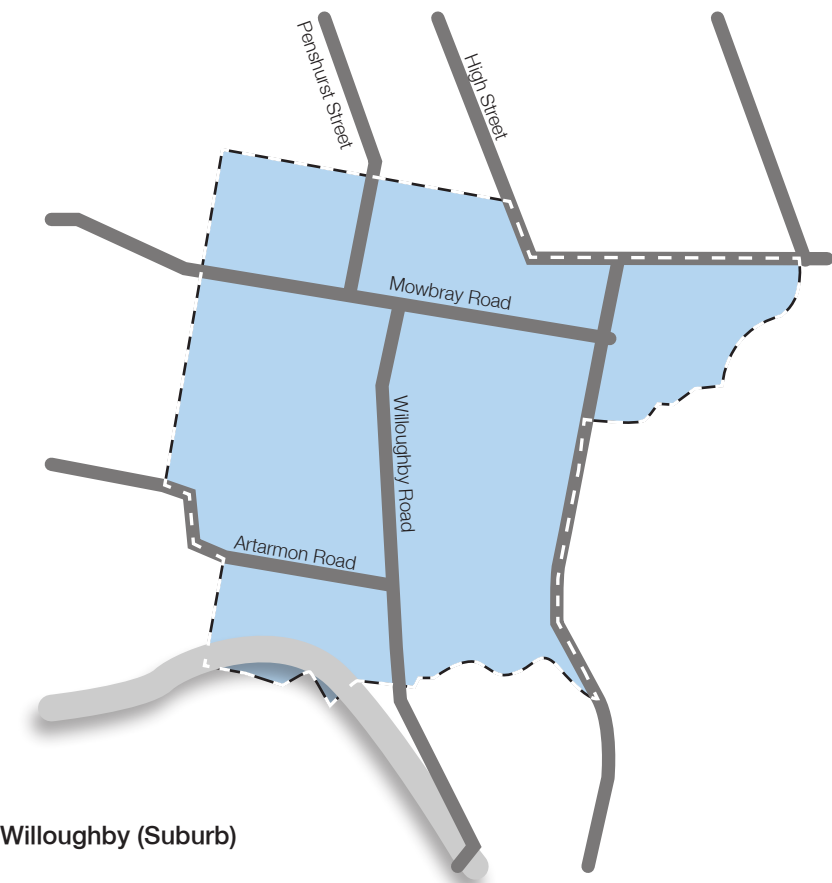
A review of the latest Census Data (2011) prepared by the Australian Bureau of Statistics reveals many interesting characteristics of Willoughby, when compared to the State and National figures. The information presented below has been prepared in response to some of the points raised during the community consultation events, including, education, ethnicity, dwelling types and population.

Population Characteristics			
	Males	Females	Persons
Total persons	2,854	3,067	5,921
Age groups:			
0-4 years	276	254	530
5-14 years	423	356	779
15-19 years	143	141	284
20-24 years	114	129	243
25-34 years	347	406	753
35-44 years	550	568	1,118
45-54 years	394	418	812
55-64 years	275	324	599
65-74 years	168	191	359
75-84 years	116	162	278
85 years and over	48	118	166

Dwelling Structure		
	Dwellings	Persons
Occupied private dwellings:		
Separate house	1,282	3,853
Semi-detached, row or terrace house, townhouse etc. with:		
One storey	192	447
Two or more storeys	48	135
Total	240	582
Flat, unit or apartment:		
In a one or two storey block	93	181
In a three storey block	188	320
In a four or more storey block	277	509
Attached to a house	11	16
Total	569	1,026
Other dwelling:		
Caravan, cabin, houseboat	0	0
Improvised home, tent, outside	0	0
House or flat attached to a shop	13	28
Total	13	28
Dwelling structure not stated	0	0
Total occupied private dwellings	2,104	5,489
Unoccupied private dwellings	171	
Total private dwellings	2,275	5,489

Education			
	Males	Females	Persons
Pre-school	83	83	166
Infants/Primary:			
Government	202	149	351
Catholic	72	58	130
Non Government	32	35	67
Total	306	242	548
Secondary:			
Government	55	74	129
Catholic	56	46	102
Non Government	53	36	89
Total	164	156	320
TAFE			
Full-time student:			
Aged 15-24 years	0	5	5
Aged 25 years+	6	15	21
Part-time student:			
Aged 15-24 years	10	8	18
Aged 25 years+	17	32	49
Total	33	60	93
University			
Full-time student:			
Aged 15-24 years	50	82	132
Aged 25 years+	15	23	38
Part-time student:			
Aged 15-24 years	6	7	13
Aged 25 years+	35	48	83
Total	109	160	269
Other type of educational institution:			
Full-time student	3	6	9
Part-time student	9	18	27
Total	15	24	39
Total	864	886	1,750

2.4 Facts & Figures

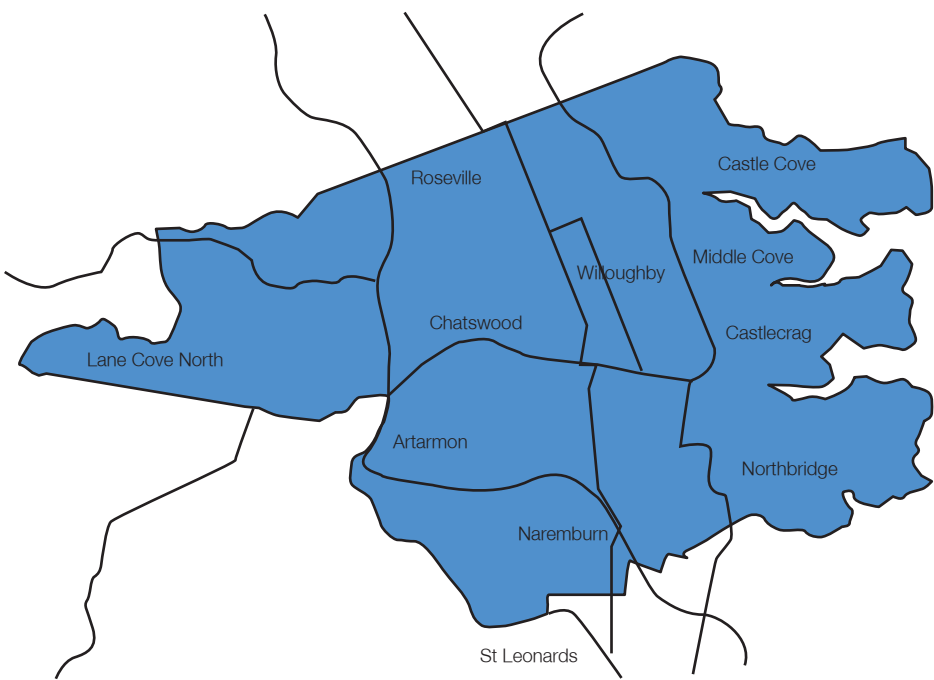


Willoughby (Suburb)

Private Dwellings	2,370	
Occupied Dwellings	2,104	
Separate House	1,282	61.0%
Semi-detached	239	11.4%
Flat, unit or apartment	569	27.1%
Other dwelling	12	0.6%
Population	5,921	
Media Age	38	
Families	1,570	

In Willoughby (NSW) (State Suburbs) 29.5% of people were attending an educational institution. Of these, 31.2% were in primary school, 18.2% in secondary school and 20.8% in a tertiary or technical institution.

In Willoughby (NSW) (State Suburbs), 63.5% of people were born in Australia. The most common countries of birth were England 4.8%, New Zealand 2.8%, China 2.4%, Hong Kong (SAR of China) 1.6% and Italy 1.5%



Willoughby (LGA)

Private Dwellings	28,017	
Occupied Dwellings	24,700	
Separate House	12,292	49.8%
Semi-detached	1,924	7.8%
Flat, unit or apartment	10,425	42.2%
Other dwelling	56	0.2%
Population	67,356	
Media Age	37	
Families	18,116	

In Willoughby (C) (Local Government Areas) 30.9% of people were attending an educational institution. Of these, 26.0% were in primary school, 19.2% in secondary school and 27.3% in a tertiary or technical institution.

In Willoughby (C) (Local Government Areas), 52.8% of people were born in Australia. The most common countries of birth were China (excludes SARs and Taiwan) 7.0%, England 4.3%, Korea, Republic of (South) 3.3%, Hong Kong (SAR of China) 3.3% and New Zealand 2.2%



Greater Sydney

Private Dwellings	1,720,333	
Occupied Dwellings	1,521,398	
Separate House	926,062	60.9%
Semi-detached	194,171	12.8%
Flat, unit or apartment	391,887	25.8%
Other dwelling	7,004	0.5%
Population	4,391,674	
Media Age	36	
Families	1,152,548	

In Greater Sydney (Greater Capital City Statistical Areas) 31.7% of people were attending an educational institution. Of these, 24.6% were in primary school, 20.4% in secondary school and 24.1% in a tertiary or technical institution.

In Greater Sydney (Greater Capital City Statistical Areas), 59.9% of people were born in Australia. The most common countries of birth were England 3.5%, China (excludes SARs and Taiwan) 3.4%, India 2.0%, New Zealand 1.9% and Vietnam 1.6%.

Statistics from 2011 Census, ABS



part 3 | analysis