8.15 View Analysis - Summary

The view analysis shows the massing of the Supplementary Option with limited articulation, external glazing and materiality. Using the same architectural gestures of the preferred option, the visual prominence of the development in each of the 14 views is relatively unchanged with the exception of the relocation of Building D to the Artarmon Road frontage.

As stated in the previous section, additional architectural resolution and detailing would serve to further reduce the visibility of the development further.

Building B's new height of 12 storeys and location further away from the site's eastern boundary has altered its visibility to the surrounding areas. This redistribution of development has the greatest impact to sensitive views in the east and south as seen in views 01, 03, 05, 06, 08, and 10 but variation to the preferred option is minimal.


01 View across the Gore Hill Freeway from Naremburn


03 View From Richmond Avenue


03 View from Edward Street


04 View from the corner of Richmond Avenue & Artarmon Road


05 View from the corner of Artarmon Road and Scott Street


06 View from Walter Street


07 View from the corner of Small Street and Willoughby Road


08 View from Willoughby Incinerator


09 View from Artarmon Reserve


10 View between no. 14 and 16 Salisbury Road


11 View from the corner of Onyx Road and Sydney St (Conservation area)


12 View from 58 Artarmon Road (Conservation area)


13 View from 25 Burra Road (Conservation area)


14 View the corner of Artarmon Road and Smith Road

8.16.1 SEPP 65 Compliance - Principles

Principle 01: Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area.

New buildings should be contributing to the quality and identity of the area whether it be desirable current character or desired future character.

As mentioned in Section 07.17.1, Channel 9 studio site is unique within its predominantly residential context. As the demands of a television studio changes, the future of the site needs to be established through the following;

- Move the existing landuses away from the inner-suburban location and make better use of a large contiguous land parcel through appropriate forms of development, and
- Provide higher density living that contributes to a more sustainable city, while delivering a diversity of housing choice – Within a context of predominantly detached and semi-detached dwellings - to encourage social mix.

The supplementary option features the following;

- Locating larger buildings deep within the site to limit the visual appearance of the built form, and mitigate impact,
- Incorporating the provision of significant public open space, to ensure broader community engagement and benefit,
- Provision of new public roads, pedestrian and bicycle routes that extend through the site from the surrounding street network,
- Reconnects the adjoining land-locked Council reserve to the people of Willoughby,
- Incorporates a range of housing typologies from terrace houses to apartments (1, 2 and 3 bed - to be determined at application stage),
- Allows for the staging of the site to accommodate practical site construction constraints, &
- Delivers a number of development parcels that will help achieve a diversity of building types and styles, delivered by a variety of different developers and architects.

Principle 02: Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding building.

Scale requires a considered response to the scale of the existing development and or proposed bulk and height that achieves the scale identified for the desired future character of the area.

The scale of development proposed in the supplementary option is addressed at two levels; responding to the varying external character of the site and managing development internally in accordance with SEPP65 requirements.

In addressing the various edge conditions the supplementary option features the following design characteristics;

- Locating 2-storey terrace houses to Richmond Avenue,
- Maintaining a 10m vegetated setback along Richmond Avenue,
- Locating a new 25m x 77m, 3,300m2 public park on the corner of Artarmon Road and Richmond Avenue,
- Providing an appropriately scaled and landscaped public road and pedestrian network with bike routes,
- Creating vegetated setbacks ranging from 4m to 9.85m along the southern boundary, responding to the scale of buildings and adjoining properties,
- Creating vegetated setbacks ranging from 8.2m to 27.9m from the eastern boundary, responding to the adjoining Castle Vale development,
- Locating basement car parking entries within the site boundary to ensure that they do not visually dominate public interfaces,

The internal configuration and scale of development has been managed by implementing and achieving SEPP65 compliance objectives. These objectives relate to;

- Achieving required minimum distances between individual buildings or appropriately managing potential overlooking by locating living zones away from each other,
- Ensuring adequate and appropriate sunlight penetration to residential dwellings,
- Managing overshadowing within and beyond the site to achieve required hours of day light penetration in mid-winter,
- Ensuring that new buildings do not adversely impact both new internal and existing adjoining residential privacy,
- Limiting overall building widths to achieve appropriate levels of cross ventilation and sun-light penetration,

The proposed development includes;

- 1 x 1,957m2 public park along Artarmon Road
- 1x 1,166m2 secondary internal park
- 1 x 18 level apartment building
- 1 x 14 level apartment building
- 1 x 12 level apartment building
- 2 x 6 level apartment buildings
- 1 x 4 level apartment building
- 1 x 3 level apartment building
- 1 x part 3, part 4 level apartment building
- 15 x 2 level + attic space terrace houses

The retention of Scott Street as part of the in the supplementary option has seen change in scale and configuration of built form. Key considerations that have guided the design of this option are outlined below.

- Appropriately manages scale at the site's edges adjoining existing built form, public roads and public open space,
- Understands and appropriately contemplates the visual bulk of buildings when seen from a distance,
- Provides an appropriate quantum of development within the site when considered in a broader suburban and sub-regional (North Shore) context,
- Suggests a desirable future character for that strikes a balance between the needs of the immediate context, natural environment, future and existing residents, and the broader Sydney Metropolitan community, and
- Contributes an appropriate number of dwellings given the size and location of the site, and the pressure and demand for new housing.

8.16.1 SEPP 65 Compliance Table

Principle 03: Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements.

Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The scale of the individual development parcels have been established to ensure;
- Buildability in regards to the staging of construction,
- A variety of site sizes to ensure diversity of development and design teams,
- Opportunities for builders and developers of multiple scales, &
- Proportions and geometry to achieve efficient outcomes

Collectively, the built form steps-up from Artarmon Road in the north, Castle Vale in the east, and Richmond Avenue in the west to a maximum building height of 18-storeys at the southern boundary, adjacent to the Council Reserve and transmission tower. Additional visual analysis has been conducted, building upon the work outlined in Section 7 and taking in consideration both the immediate context and broader contextual visual impact of development on the site.

The greatest change in built form between the supplementary option and the preferred concept plan (Section 7) is the increased height of Building B and its relocation to account for the retention of Scott Street. Other changes include the reduction in Building A, and the redesign of Building D to accommodate its relocation to the Artarmon Road frontage. The other buildings remain unchanged from the preferred option, as we believe they appropriately respond to the requirements of the site and context.

Principle 04: Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents).

Appropriate densities are sustainable and consistent with the existing density in the area, or are consistent with the desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

As with the preferred concept plan, the supplementary option provides the framework to assist in achieving the goals and objectives of the Sydney Metropolitan Strategy's housing targets for 2036 within the existing suburban network. These include
- Proximity to regional parklands and recreational facilities,
- Excellent connections to a variety of public transport modes,
- Edge of settlement location, between the Gore Hill Freeway and adjacent open space, and the established residential suburb of Artarmon
- Single ownership and future availability of the site, and its ability to deliver a significant number of new dwellings,
- Opportunity to deliver a variety of dwelling types across the site with minimal impact on surrounding properties
- Close proximity to local and regional shopping destinations
- Easy access to employment area, ranging from suburban CBD environments such as Chatswood, through to light industrial environments such as Artarmon, and the Sydney CBD
- Existing road network able to support scale of proposed development without any major changes to infrastructure

As previously stated in relation to the concept plan, the potential impacts to the existing and future context by the proposed development can be addressed and managed by achieving the following;
- Appropriate management of sunlight access to adjoining properties,
- Mitigation of peak-hour traffic loads that fit within the capacity of the existing road network,
- Resolution of vehicular movement patterns across and through the site from Artarmon Road and Richmond Avenue,

Principle 05: Resource, Energy and water efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction.

Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation & water reuse

The supplementary option appropriately addresses sustainability, ensuring that future development is able to achieve excellence without restricting the form and processes adopted during the detailed design application stages.

The following initiatives and allowances have been incorporated as part of the design;
- Building footprints orientated to make best use of passive design principles such as the penetration of winter sunlight and exclusion of summer sun,
- Building footprints of a depth that ensures cross ventilation so as to not rely on air-conditioning and mechanical ventilation systems,
- Stormwater ground penetration through the use of water sensitive swales contained within new roads and public open space, together with an overall reduction across the site of hard landscaping,
- Significant areas of deep soil planting contributing to stormwater ground penetration and the provision of flora corridors,
- The achievement of BASIX as a minimum standard to all future residential apartment buildings, &
- Reuse of collected grey water from the site for use on landscaping within the Public Park and communal open spaces.

Principle 06: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain.

Landscape design builds on existing site's nature and cultural features. It enhances the natural performance of the development by co-ordinating water and soil management, solar access, micro climate, tree canopy and habitat values. it contributes positively to the streetscape and contextual character

The supplementary option features a public open space at the corner of Artarmon Road and Richmond Avenue, with dimensions of 25 x 77m. The reconfigured site provides opportunity a second open space located centrally, between Blocks B, E and F.

Both parks provide active and passive recreation spaces and are publicly accessible. They present the opportunity for market gardens, passive and active recreation spaces. Thee will provide an additional type of public open space distinct from the surrounding regional open spaces of Artarmon Reserve and the Bicentennial Parklands.

In addition to this new public open spaces the supplementary option makes allowances for new roads and pedestrian thoroughfares to ensure that the site is permeable and connected to the surrounding urban context including a vegetated strip connecting to the Council Reserve located at the site southern boundary. The roadways have been designed to incorporate street trees and stormwater swales, both of which will contribute to a pleasant public domain.

Each development site includes the provision of setbacks and communal open spaces to accommodate landscaping buffers to soften building edges and improve relationships between built forms. These landscaped edges are continued to the edges of the site where significant setbacks allow for appropriate landscaped transitions to surrounding existing residential dwellings.

8.16.1 SEPP 65 Compliance Table

Principle 07: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development.

Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, indoor and outdoor space , efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

The retention of Scott Street still allows a site layout plan that is geometrically simple and provides opportunity for straight forward apartment layouts which achieve the required levels of sunlight access and cross ventilation.

Despite the reconfiguration of building envelopes from the preferred concept plan, the supplementary option still meets the requirements of the guidance contained in the Residential Flat Design Code (FDC). Furthermore, the building envelopes are positioned so that the impact to surrounding residential dwellings are minimised, as previously outlined in the analysis of the supplementary option.

All buildings have been orientated enjoy both local and regional view opportunities. In this regard, smaller and lower buildings have been located where they can to enjoy views across new parkland and road reserves, while larger buildings have been located to take advantage of the hill top location with views toward Naremburn, Artarmon and the Sydney CBD.

Principle 08: Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain.

Safety and security is achieved by maximising the overlooking and surveillance of public and communal open space without compromising internal privacy. Avoiding dark and hidden spaces and providing clear and safe access.

The proposed site layout achieves a number of important outcomes each contributing to a safe and secure precinct;

- Incorporation of appropriately scaled public roads, pedestrian networks and through site links,
- A clear and easily recognisable movement network for vehicles, pedestrians and cyclists,
- Clear definition between public and private domains, articulated by changes in level, landscape treatment and fencing,
- New public open spaces that are visually permeable across its width and accessible from all edges,
- Landscaping that concentrates on low ground cover and taller canopy trees so as to limit the opportunity for hiding in low lying scrub environments,
- Secure entry points to each residential lobby space,
- Basement parking areas which are secure,
- A basement parking layout which achieves visual permeability to limit the opportunity of hiding places,
- A division of the overall addresses of buildings to ensure smaller, more communal lobby spaces, &
- Lobby spaces and access corridors to dwellings which have access to direct natural light and ventilation.

Principle 09: Social Dimension and housing Affordability

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities.

New developments should optimise the provision to suit the social mix and needs in the current or future desired community. Developments should address housing affordability by optimising the provision of economic housing choice and a range of housing that caters for different budgets and housing needs.

The Supplementary option plan provides a variety of dwelling opportunities ranging from terrace housing through to apartments. Each building envelope proposes unique dwelling layouts, which are suited to their location, outlook and aspect. It is proposed that 4% of the dwellings are allocated for key worker housing as per Council's policy.

The mix of dwellings achieved across the site for this option achieves 33% 1 bedroom, 64% 2 bedroom & 3% 3 bedrooms. The supplementary option ensures that envelopes are flexible enough to accommodate future mix fluctuations, this is particularly important on a site that is able to be staged and likely to be delivered over an extended period of time. extended period of time.

Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

Building aesthetic outcomes of the site will be developed across future Development Applications and approvals; this supplementary option plan achieves a number of significant outcomes that will contribute to an appropriate and excellent aesthetic outcome;

- The provision of a number of discrete building envelopes to ensure buildings of a maximum scale,
- The proposal for a number of different development parcels to encourage a variety of developers, builders and architects to contribute to the final built form outcome,
- The incorporation of deep balcony zones to encourage appropriate building articulation,
- The assumption of naturally lit and ventilated corridors and lobbies to encourage internal building activity to be externally expressed,
- Building envelopes which allow appropriate volumetric scope, encouraging the articulation of building tops through architectural detail,
- The incorporation of significant public open space and landscaped street networks which will soften building form while integrating the site into the surrounding street network.

8.16.2 SEPP 65 Compliance Table

Outlined below is the summary of the proposal's compliance with SEPP 65 Guidelines.

Attribute	SEPP 65 Guidelines	Compliance with Guidelines
Apartment Layout	• *Single aspect apartments limited in depth to 8m from a window* • *Back of a kitchen no more than 8m from a window* • *The width of cross-over/cross through apartments over 15m should be 4m to avoid deep narrow apartment layouts* • *Buildings not meeting min. standards to demonstrate how natural ventilation and daylight access can be achieved* • *Housing Affordability (3% overall) suggests the following minimum sizes:* o *1 B/R apt 50 sqm* o *2 B/R apt 70 sqm* o *3 B/R apt 95 sqm*	• There are some single aspect apartments with distances to the back of the kitchen in excess of 8m (refer 1:100 plans which have been dimensioned). The majority of these are north facing and have good natural light penetration via large sized windows • Refer comments above • No deep narrow apartments created • Buildings meet minimum standards of natural ventilation and daylight access – refer to attached diagrams • Minimum apartment sizes are met
Apartment Mix	• *Provide a variety in housing types – studio, one, two, three bedroom plus, particularly in large apartment buildings*	• A variety of housing types have been provided – 32 % x1 bed, 65% x 2 bed, 3% x 3 bed apartments and townhouses. • There are 15 x 3 bedroom, 2 level + attic space terrace houses, each with a 'fonzie flat' located on top of their garage and able to be individually accessed.
Balconies	• *Where other private open space is not provided, provide at least one private balcony – Provide balconies for all apartments with a minimum depth of 2m* • *Developments which seek to vary from the min. standards must demonstrate that negative impacts from the context-noise, wind – can not be satisfactorily mitigated with design solutions* • *Require scale plans of balcony with furniture layout to confirm adequate useable space, when an alternative balcony space is proposed*	• Ground floor units are provided with private open space to the front and rear. All apartments have balconies with a minimum depth of 2m • Have very generous sized balconies • Balcony spaces are adequate and useable
Ceiling Heights	*Residential flat buildings or other residential floors:* • *In general 2.7m minimum all habitable rooms on all floors* • *2.4m preferred minimum for all non-habitable rooms*	• Living spaces and bedrooms meet 2.7m minimum • Non habitable rooms achieve 2.4m height
Flexibility	*To provide robust building configurations, which utilise multiple entries and circulation cores especially in buildings over 15m long* • *Provide apartment layouts which accommodate the changing use of rooms* • *Utilise structural systems which support a future change in building use or configuration*	• Multiple cores are provided to apartment buildings with a maximum of 5 dwellings accessed per level from a single core • Apartment layouts can change to reverse dining and living areas and have bedrooms which can be used as studies • Structural grid and apartment layout provides for an open plate structure, which will allow for future flexibility. • Accessible ground level entry, and carpark entry, allows for accessible and visitable units

8.16.2 SEPP 65 Compliance Table

Ground Floor Apartments	• *Design front gardens which contribute to spatial and visual structure of the street by promoting ground floor entry to apartments* *Ensure adequacy and privacy of ground floor apartments located in urban areas with no street setbacks by:* • *stepping up the ground floor to the level of the footpath a maximum 1.2m* • *optimising the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units. This relates to the desired streetscape and the topography of the site* • *Providing ground floor apartments with access to private open space, preferably as a terrace or garden*	• Raised front garden landscaping and deep soil zones contribute to the street character. • Changes in level between the public and private realm help to achieve excellent separation and residential privacy. • Each ground level apartment has direct street level access. • Each ground level dwelling has an external courtyard or garden • The buildings have adequate setbacks from street
Mixed Use	*Consider building depth and form in relation to each use's requirements for servicing and amenity. The compatibility of various uses can be addressed by utilising:* • *Building layout which promotes variable uses or tenancies* • *Optimal floor to ceiling heights, e.g. 3.3m – 4m for active public uses such as retail, restaurants* • *Optimal building depths such as 10 – 18m for residential or other smaller commercial uses* • *Extra care when larger uses of commercial spaces – cinemas, supermarkets, department stores are integrated with residential uses*	• A small cafe/retail space is located at the ground floor of either building A, D or F accessed from the internal road network. It has excellent northerly aspect and overlooks the new public park.
Storage	*In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage facilities at the following rates:* • *Studio apartments: 6 cubic metres* • *One bedroom apartments: 6 cubic metres* • *Two bedroom apartments: 8 cubic metres* • *Three plus bedroom apartments: 10 cubic metres* • *Locate storage conveniently for apartments where at least 50% of the required storage in an apartment accessible from either the hall or the living area* • *Where basement storage is required exclude it from FSR calculations*	• The required storage spaces for 1, 2 and 3 bedroom units has been provided with 50% of the required storage space located inside the apartment. • Supplementary storage areas have been allowed for in the basement for each of the Units. These can accommodate bicycles and provide for the supplementary 50% of storage space.
Acoustic Privacy	• *Ensure a high level of amenity by protecting privacy of residents*	• Apartments have been arranged to control noise and circulation zones have been used as a buffer.
Daylight Access	• *Living rooms and private open spaces for at least 70% of the apartments in a development should receive a minimum of two hours direct sunlight between 9am and 3pm in mid winter* • *Limit number of single aspect apartments with a southerly aspect (SW - SE) to a maximum of 10% of units proposed.* • *Developments which seek to vary from the minimum standards must demonstrate how site constraints and orientation prohibit the achievement of these standards and how energy efficiency is addressed*	• 70% of dwellings achieve the minimum two hours of direct sunlight between 9am and 3pm on 21st of June. • There are 6 apartments which face south. There are 583 dwellings overall. This represents 1.0% of dwellings.

8.16.2 SEPP 65 Compliance Table

Natural Ventilation	• *Building depths which support natural ventilation typically range from 10 – 18 metres* • *60% of residential units should be naturally cross-ventilated* • *25% of kitchens within a development should have access to natural ventilation* • *Developments which seek to vary from the min. standards must demonstrate how natural ventilation can be satisfactorily achieved, particularly in relation to habitable rooms*	• 79% of dwellings will be cross vented. • The majority of kitchens are located towards the rear of the apartment within reasonable proximity of large operable glazed areas.
Facades	• *Compose facades with an appropriate scale, rhythm and proportion which respond to the buildings use and the desired contextual character*	• The preferred option building envelope provides opportunity for appropriate articulation and detail. Current building layouts suggest a variety of wall and balcony configurations to create a rhythm and texture to the overall built form
Roof Design	• *Provide quality roof designs which contribute to the overall design and performance* • *Integrate the design of the roof into the overall façade*	• The preferred option envelope allows scope for architectural detail to contribute to the building skyline. • Roof designs will be able to be integrated into the overall architectural concepts.
Energy Efficiency	• *Limiting the number of single aspect apartments with a southerly (SW – SE) to a maximum of 10% of total units proposed* • *Maximise thermal mass. Insulate roof/ ceiling to R2.0, external walls to R1.0, and floor, including separation from basement car parking to R1.0*	• Single aspect units with a southerly orientation is limited to 1.0% • Thermal mass will be maximised as the roof and walls between units will be adequately insulated to the minimum level as indicated in the BASIX report
Maintenance	• *For developments with communal open space, provide garden maintenance and storage area which is efficient and convenient to use and is connected to water and drainage*	• A storage space and amenity facility has been provided in the basements suitable for maintenance staff
Waste Management	• *Supply waste management plans as part of the development application submission as per the NSW waste board*	• Waste Management has been considered with each core incorporating rubbish chutes and recycling areas. • Basements have been designed to accommodate rubbish trucks
Water Conservation	• *Use AAA rated appliances to minimise water use* • *Encourage the use of rainwater tanks*	• 3-4 star fixtures will be used as highlighted in the BASIX commitments Rainwater tanks have been utilized in the basement area. • Refer to the Landscape Plan regarding the use of local indigenous trees and shrubs
Safety	• *Reinforce the street boundary to differentiate between the public and private space* • *Optimise visibility, functionality and safety of building entrances* • *Improve opportunities for casual surveillance* • *Minimise opportunities for concealment*	The supplementary option complies with the safety and security principles through: • Clear definition of Apartment Block entry points • Substantial amount of dwellings with direct access to footpath • Substantial artificial lighting will illuminate pathway to security entrance and Internal courtyards which provide for secure private spaces • Configuration of basements ensure there is good visual surveillance • Apartments are configured so that good passive surveillance towards both communal and public open spaces is achieved • Good design of public open space to reduce hiding places
Building Separation	*Building separation and scale to provide visual and acoustic privacy and daylight access to indoor and outdoor spaces*	The preferred option plan envelope achieves required building separations while schematic plans indicate that buildings can be laid out to achieve appropriate zoning.

part 9 | conclusions

Conclusions

9.0

In the first instance, the Environmental Assessment was testing the appropriateness of the scale of development proposed in the October 2010 concept plan. The 66,600m^2 (GFA) provided a useful benchmark against which we could test a range of design solutions and appraisal techniques. The Director General's Requirements (DGRs), SEPP 65 policies and the Residential Flat Design Code guidelines where used as the assessment framework, against which the options were tested and refined.

What was evident from this analysis, outlined above, and from the concerns raised during the consultation and discussions with Council, was that the scale of development needed to be reduced to avoid any impact on the neighbouring properties (over-shadowing) and causing an adverse impact on the area's character (long views from surrounding areas). The results of our options analysis (12 x sketch and 3 x short-listed) clearly show the impact any development on the site will have on the surrounding properties. The question remained, *'what is an acceptable level of impact'*?

The layout of the buildings, spaces, routes and access points has produced an efficient masterplan that responds to the various site conditions, re-connects the site and context, provides a range of passive and active recreational spaces, and manages the traffic generated by the site.

In terms of the scale of development and the building heights, through our process of analysis and design appraisal we identified three key areas that needed to be addressed, in order to deliver an appropriate outcome. They included:

1. Reduce the height along the south-eastern edge of the site (Building C) to 3 and 4 storeys to ensure the Walter Street properties aren't over-shadowed at midday in mid-winter
2. Reduce the height of the building along the eastern boundary (Building B), adjacent to Castle Vale, to mitigate the over-shadowing and respond to views from the east (Willoughby Road and Small Street) and north-east (Salisbury Road)
3. Reduce the height of the building along the southern side of the park (Building F), to create a more appropriate relationship with the linear park, and reduce the visual impact from the north (Edward Street) and the local views (corner of Artarmon Road and Richmond Avenue)

In terms of the site's visual impact, the progression of design from a 'dumb-diagram' (white box) to an articulated built form with openings and balconies (preferred option) illustrated the potential of further design development to further address these concerns.

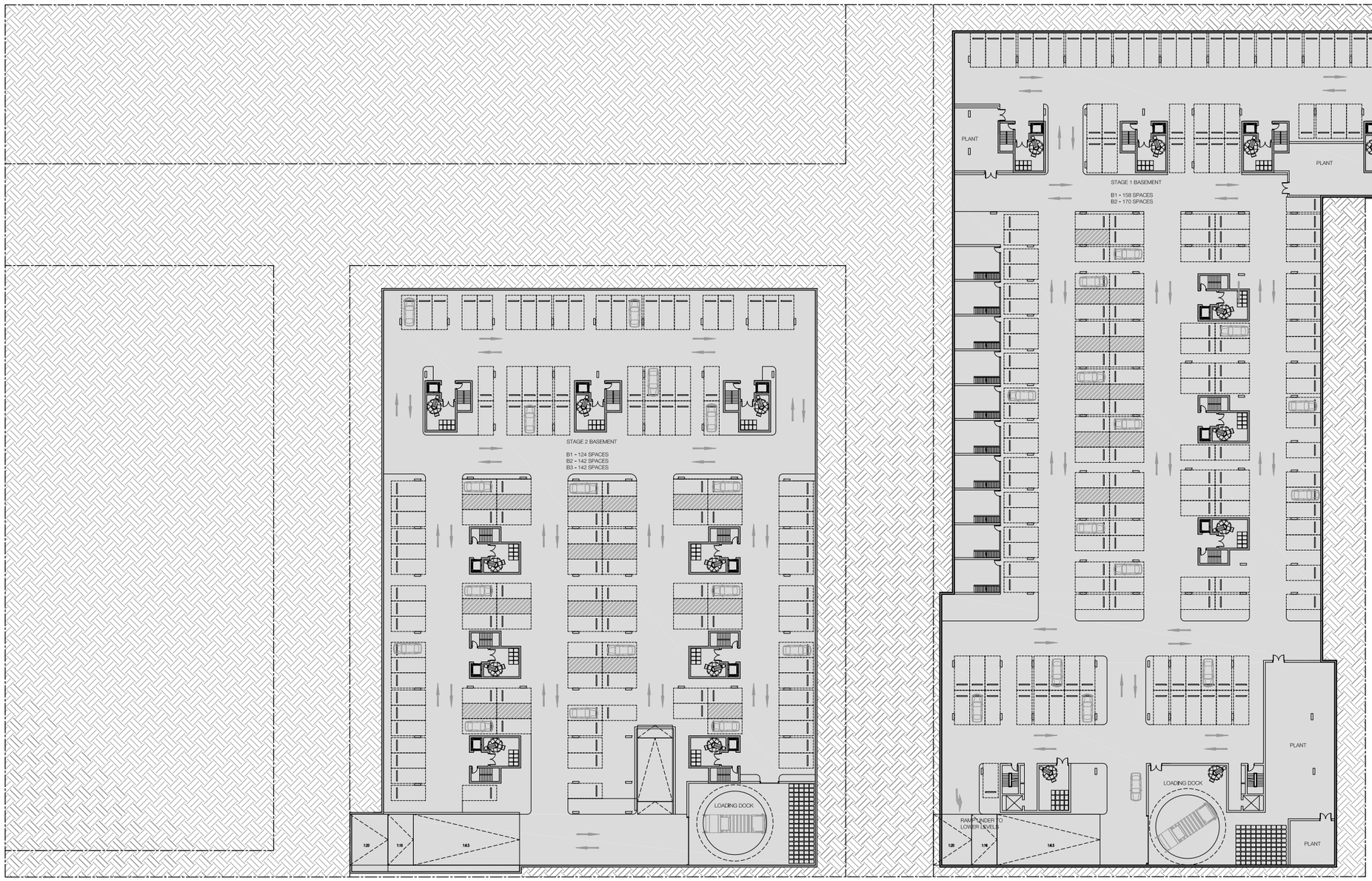
Early in the process three sketch options were investigated that excluded Scott Street from the study area. These options were used during the initial stakeholder and community consultation events as a means of initiating a discussion and testing ideas. Following these event it was decided that the outcomes could be improved if Scott Street was redeveloped as part of the concept plans. The options were then prepared on the basis that Scott Street be included as part of the site area.

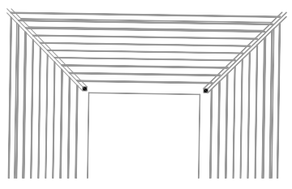
Following the intial lodgement of the concept plan, outlined in Section 7.0, as part of the 'test of adequacy', the team decided to prepare a Supplementary Option that explored the implications of retaining Scott Street in its existing alignment. The outcomes of this work have been outlined in Section 8.0.

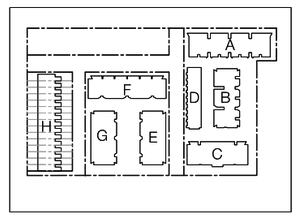
As outlined in this document, a considerable amount of work has been undertaken to firstly test whether 66,600m^2 could be accommodated on the site in an appropriate form, and once it was agreed that it couldn't, what the appropriate level of development on the site could be. By reducing the scale of development by 7,500m^2 (approx) we believe the concept plan can address the DGR's and satisfy the SEPP65 policies, RFDC guidelines and our own design parameters.

We are confident in the process and outcomes of this process, and believe that the concept plan can satisfy the Director General's Requirements, expectations of the Council and community, and the aspirations of our client, the Nine Network Australia.

A | appendices







PRELIMINARY

Nominated Architects Adam Haddow 7168 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	30.11.12	Part 3A Submission	ML	JP/JK

Project
Channel 9
24 Artarmon Road
Willoughby, NSW 2068

Drawing Name
PLAN
Basement Plan

Date	Scale	Sheet Size
30.11.2012	1:250	@ A0
Reg No.	Drawn	Chk.
	ML	JP/JK
Job No.	Drawing No.	Revision
4892	A-0201	/00

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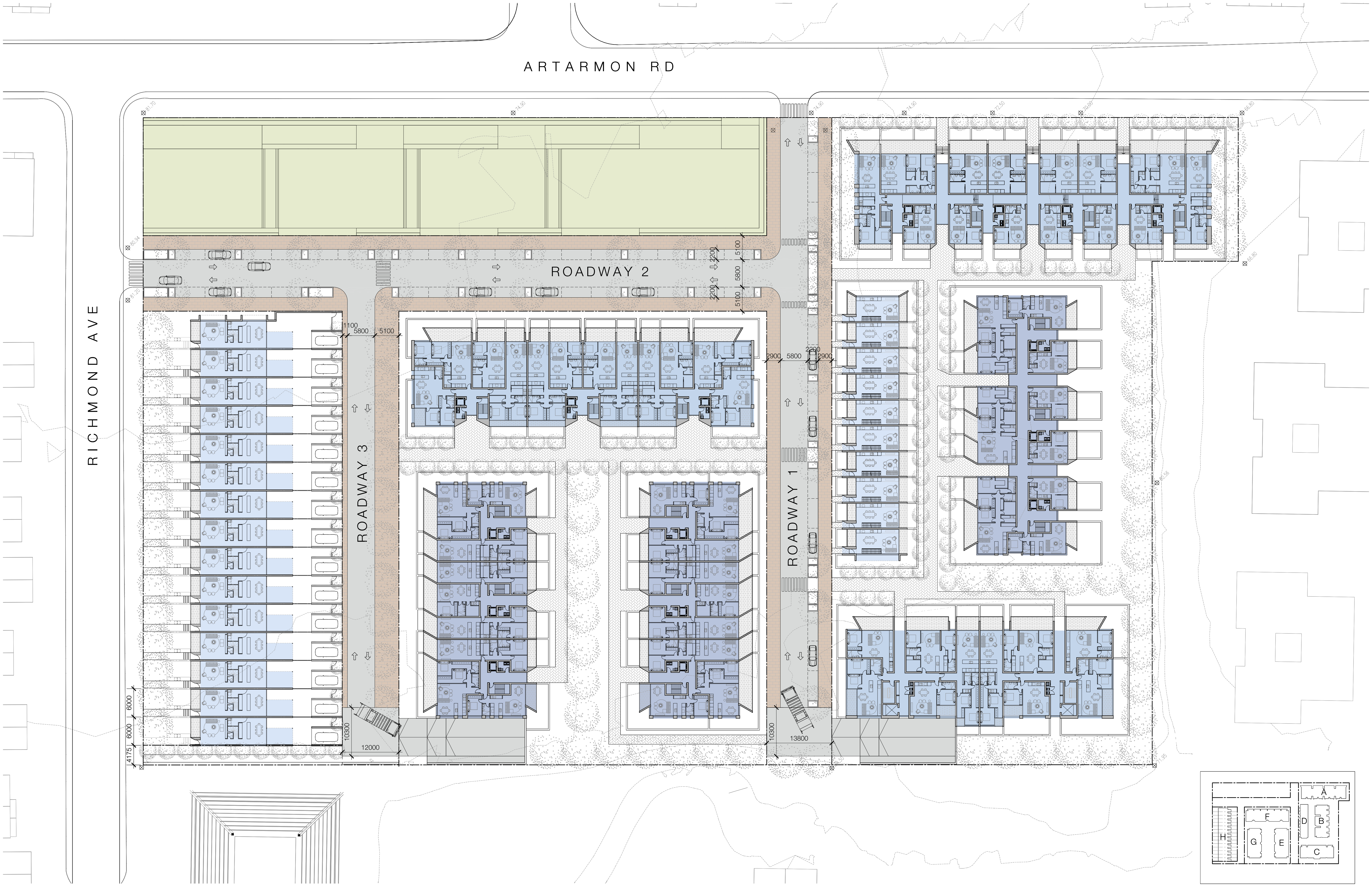

The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawing.

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FOR APPROVAL

Nominated Architects Adam Haddow 7188 John Pradel 7004

Rev.	Date	Revision	By	Chk.
00	30.11.12	Part 3A Submission	ML	JP/JK

Project	Date	Scale	Sheet Size
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Drawing Name	Reg No.	Drawn	Chk.
PLAN Level 01 Plan		ML	JP/JK

Job No.	Drawing No.	Revision
4892	A-0202	/ 00

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