

Contact Details

SJB
Adam Haddow
L2/490 Crown Street
Surry Hills, NSW 2010
T: 02 9380 9911
F: 02 9380 9922
adam.haddow@sjb.com.au
sjb.com.au



Prepared for:

Nine Network Australia
Scott Soutar
24 Artarmon Road
Willoughby, NSW, 2068
T: 02 9965 2937
F: 02 9126 3821





Concept Plan Application (MP10_1098) - Preferred Project Report

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1.1 Response of Key Issues (DPI Letter dated 18.06.13)

The Concept Plan outlined in this Preferred Project Report has been prepared in response to the issues raised in the letter from the Department of Planning and Infrastructure (DPI) to Scott Soutar, Nine Network Australia, dated 18th June 2013. These matters relate to the following:

- *Height, Built Form & Setbacks,*
- *Tree Retention,*
- *Internal Roadways, Cycle & Pedestrian Access,*
- *Open Space, and*
- *Additional Information Requested (i.e. shadow analysis, update concept plans)*

This report supplements the Environmental Assessment - Concept Plan, lodged to the DPI in March 2013, and as such the baseline analysis, design principles and options appraisal hasn't been presented below. The Concept Plan outlined in this report represents the latest iteration in a design process initiated in November 2010 as part of the Preliminary Environmental Assessment by PBL Media Pty Ltd.

In September 2012 Nine Network Australia appointed a new project team that includes SJB Architects who have been working in partnership with JBA Planning, Aecom, Cardno, Urban Concepts and Godden Mackay Logan. Over the past 12-months the team has worked closely with the Council, community and stakeholders to refine the Concept Plan for the Artarmon Road site that would address various opportunities, challenges and aspirations.

During this period the configuration and scale of proposed development on the site has evolved in response to the feedback from the Council, community and the DPI. The team has gone to great lengths to minimise and mitigate any impacts on neighbouring properties that may arise from the redevelopment of the site, whilst creating a development that delivers benefits to the immediate and broader community in the way of new public open spaces, greater housing choice, improved site permeability and connectivity, and improved traffic conditions.

Since the initial Concept Plan was lodged in November 2010 the proposed scale, height and quantum of developed has been reduced significantly to meet the issues raised by the community, and those outlined in the Director General's Requirements, and most recently the key issues in the DPI's letter (dated 18.06.13).

Other changes include the configuration of the site to deliver a number of new publicly accessible open spaces along Artarmon Road and within the site. New pedestrian, cycle and vehicle routes through the site will provide access to the Council owned reserve to the south of the site, whilst providing access to a site that has remained secured since the 1950s. The existing vegetation around the edge of the site have been retained whilst significant trees within the site have been identified for retention where possible.

The building heights have been reduced from a maximum of 20-storeys and minimum of 3-storeys in November 2010, to a maximum of 18-storeys in March 2013, to the current Concept Plan that proposes a maximum of 12-storeys. The quantum of development has also reduced significantly from 660 dwellings (November 2010) to 450 dwellings, which equates to 66,600m² and 46,000m² (GFA) respectively. Other concerns raised by the DPI, Council and community have been addressed as a result of the reduced scale of development, these include:

- *Traffic Congestion (subject of a separate report by Aecom),*
- *Impact on Social & Community Facilities (outlined in the JBA Planning report), and*
- *Over-shadowing and solar access to neighbouring properties (outlined in this report)*
- *Visual impact assessment (outlined in this report)*

A set of revised plans and sections have been presented as part of this report, and issued separately, which include a considerable level of detail and resolution so that a comprehensive assessment of the building envelopes and site configuration can be undertaken. These plans represent just one response to the building envelopes capacity to deliver the proposed quantum of development on the site.

Extra width and height has been provided to the envelopes to allow building articulation and expression, as outlined in the Residential Flat Design Code (p 22), which suggests an additional 20-25%. Given the constraints of the site and the level of analysis and design resolution undertaken over the past 12-months this level of building envelope expansion wasn't deemed necessary or appropriate.

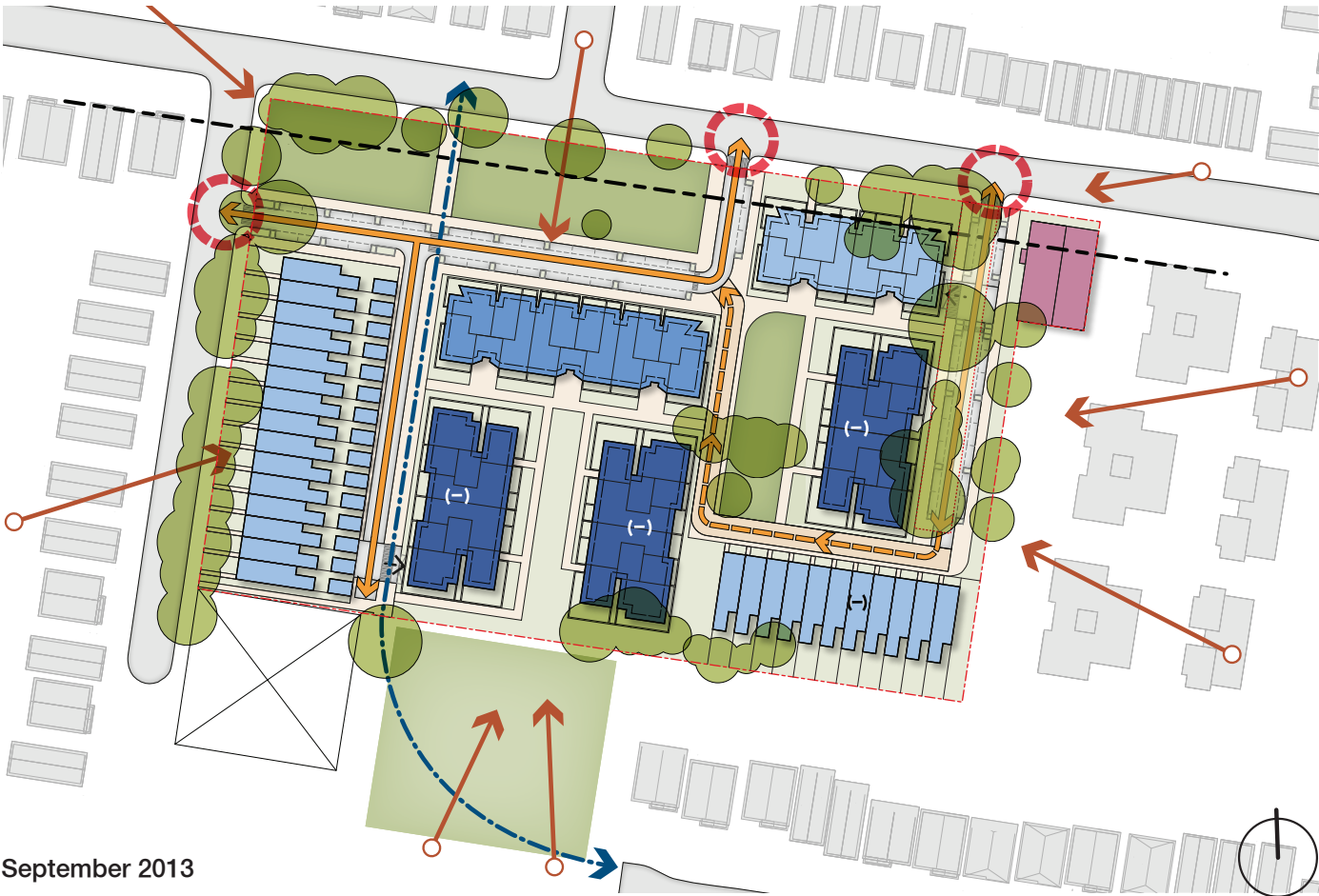
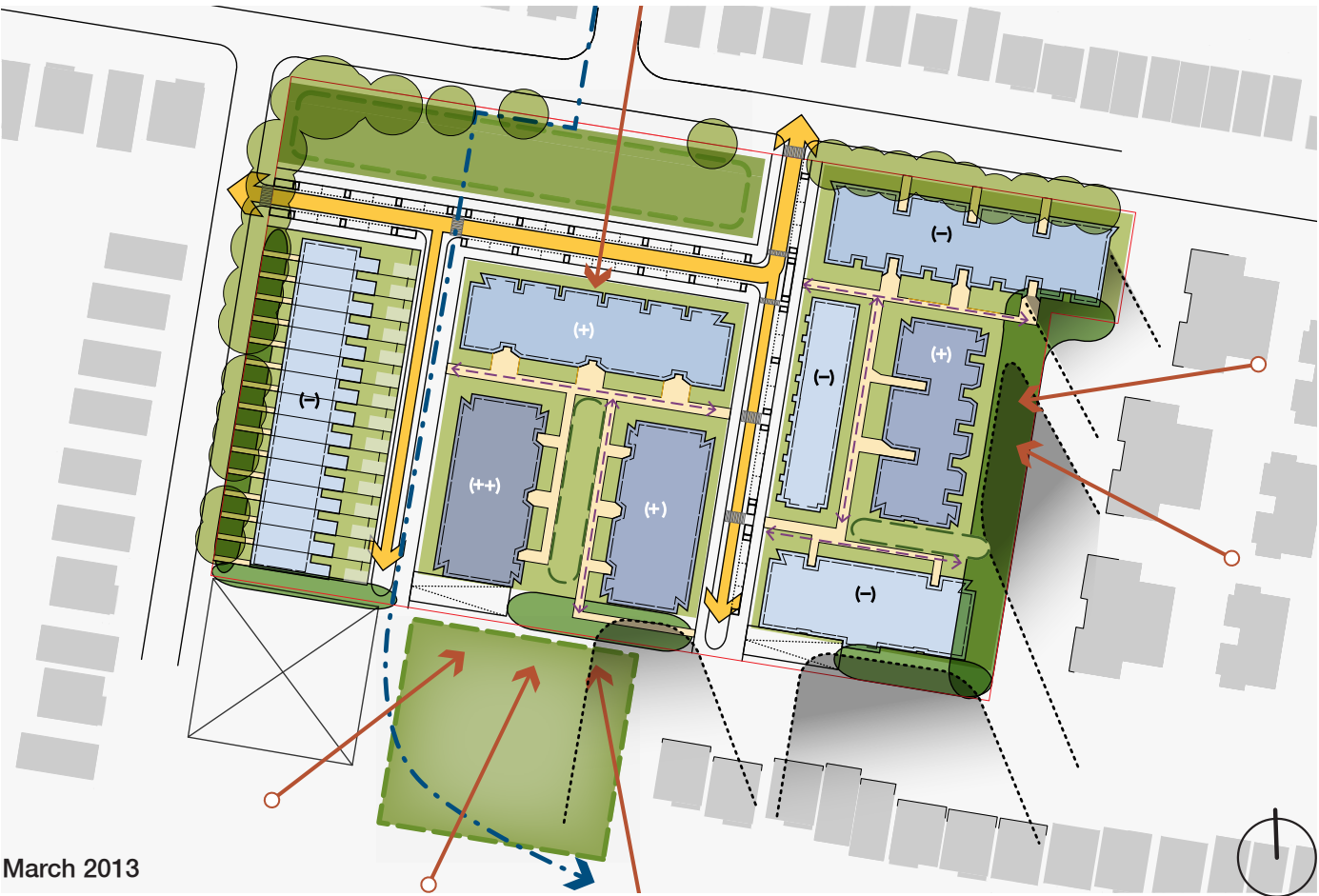
SJB Architects has recent experience interpreting Part 3A approvals to deliver development applications, which included slight variations to the building envelopes through the Section 75W application. We recognise the requirement for the Concept Plan to strike the balance between certainty and flexibility, so that the Council and community have confidence in future built outcome, whilst giving developers and their architects scope to respond to changing markets and controls (such as the revised RFDC).

Following this comprehensive and engaged design process the team are confident the Concept Plan strikes the balance between the aspirations of Nine Network Australia, needs of the community, and the Council's strategic proposals for Willoughby.

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
- **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 2013:** Revised Environmental Assessment of the Concept Plan is issued to the DPI for exhibition and assessment
- **14th March 2013:** Submission of the Final Environmental Assessment of the Concept Plan, which incorporated a Preferred Option (including Scott Street) and Supplementary Option (excluding Scott Street), both where discussed with the Council, community and stakeholders
- **September 2013:** Preferred Project Report - Concept Plan, submitted to the DPI (and PAC) for determination

1.2 Scheme Progression - March 2013 to September 2013



Over the course of the past 12-months the Concept Plan for the Nine Network Australia site has evolved in response to the issues raised by the DPI, Council and community, particularly in relation to the scale and building heights. Since the lodgement of the Environmental Assessment (Concept Plan) in March 2013 the number of buildings, their heights, and setbacks have all be modified to address these concerns.

By the conclusion of the design process it was apparent that a reduction in the amount of development on the site was necessary to appropriately reduce the impact on neighbouring properties. A particular emphasis was placed on the impact of over-shadowing to properties to the east and south of the site.

The two plans above illustrate this transition of the Concept Plan over the past 6 months, which include:

- Upgrade of Scott Street in its current alignment
- Retention of the existing building (referred to as The Loft) on Artarmon Road, adjacent to Castle Vale
- Increased setback from Artarmon Road to align with Castle Vale and allow tree retention
- Create second public open space in the centre of the site, accessed by the loop road
- Replace the 3.5-storey block with 2-storey row housing along the southern boundary
- Increase setback of basement parking from southern boundary to reduce visual prominence and improve interface with site's topography
- Every property to have an 'address', with the internal configuration of roads providing direct access to each dwelling or lobby entrance
- Reduce the maximum height of buildings to 12-storeys, and two 10-storey buildings
- Improve access to sunlight for key properties to the south (Walter Street) and east (Castle Vale)
- Maximise separation between buildings to reflect the guidance outlined in the Residential Flat Design Code
- Increase the amount of deep-soil landscaped spaces to allow mature trees to be established