



# 6-30 ARTARMON RD WILLOUGHBY

On Behalf of LEPC 9 Pty Ltd

DRAFT MASTERPLAN FOR SEARs REQUEST

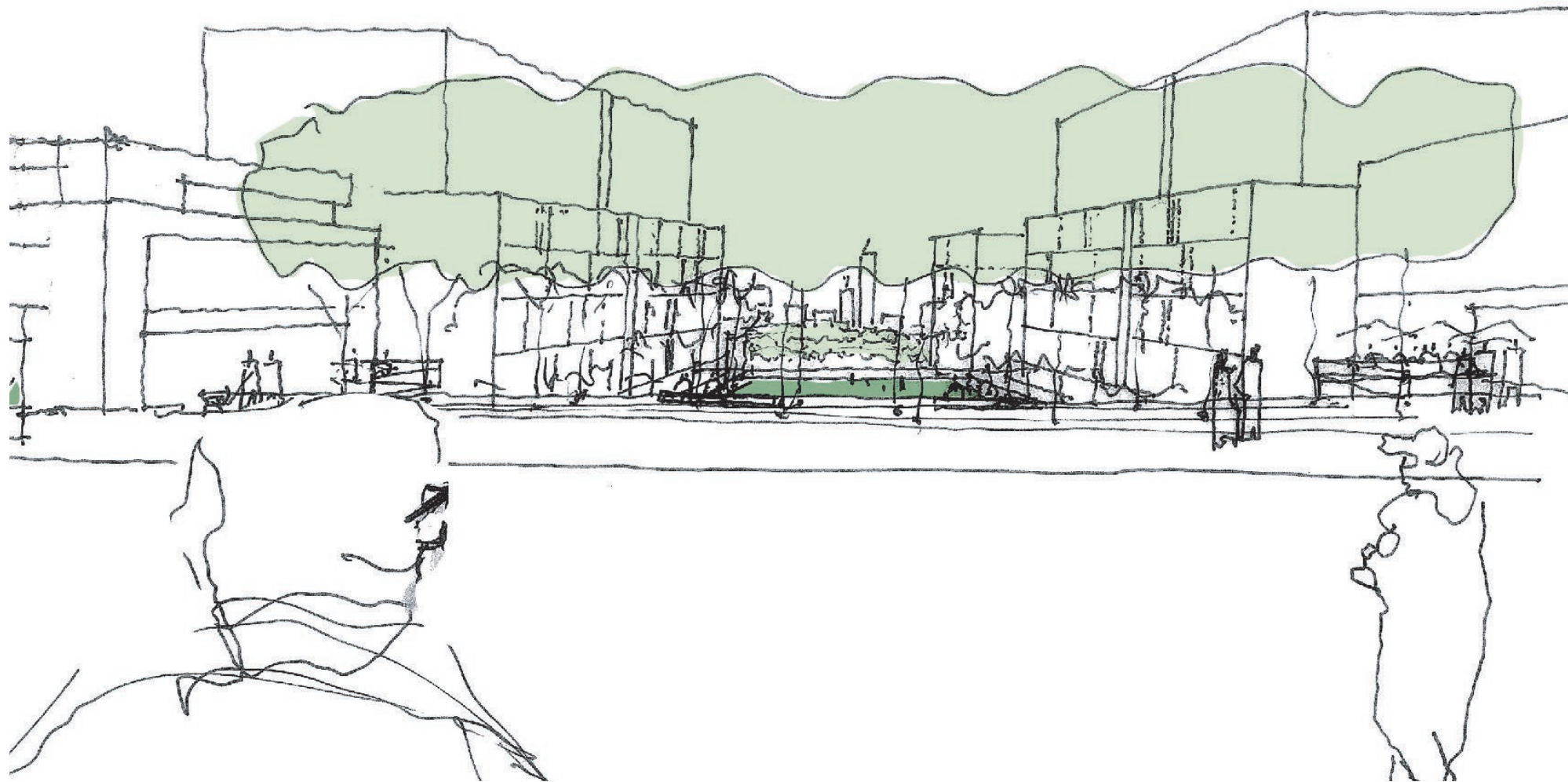
06.04.2016



## 1.1 HONOURING THE PRINCIPLES AGREED BY ALL

THIS NEW VISION FOR THE MASTERPLAN RESPECTS THE  
FOLLOWING KEY PRINCIPALS AGREED THROUGH THE L&E  
NEGOTIATION:

- A LOW SCALE DEVELOPMENT TO NEIGHBOURING STREETS
- MAKE OPEN SPACE MORE CONNECTED AND ACCESSIBLE
- MINIMISING OVER SHADOWING IMPACT ON NEIGHBOURING PROPERTIES
- MINIMISING TRAFFIC IMPACTS ON SURROUNDING STREETS

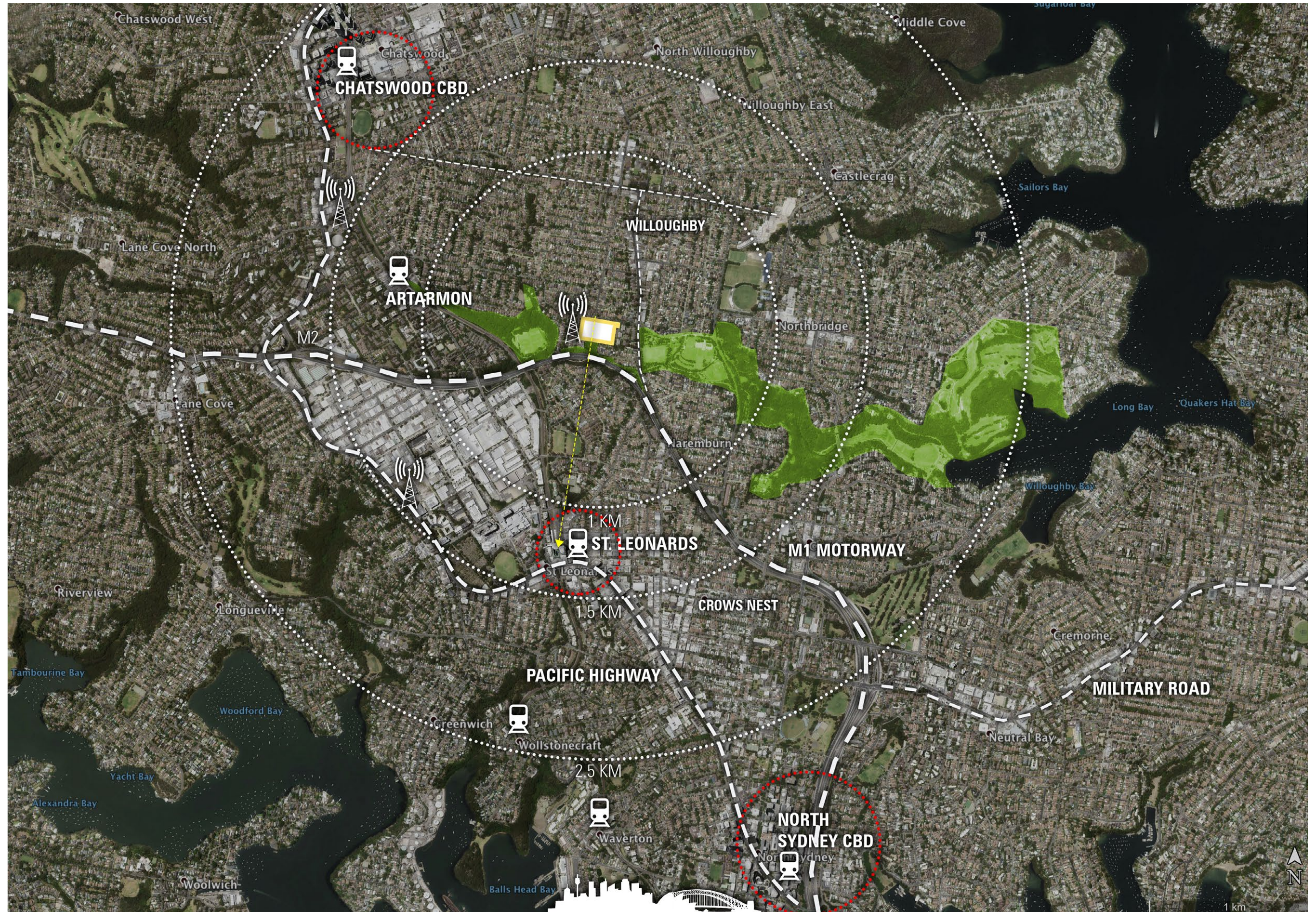




## 1.2 STRATEGIC CONTEXT OPPORTUNITIES

ON A HILL TOP WITH  
VIEWS TO CHATSWOOD, ST  
LEONARDS AND THE CITY

WHILE HAVING  
CONNECTION WITH A  
REGIONAL GREEN BELT

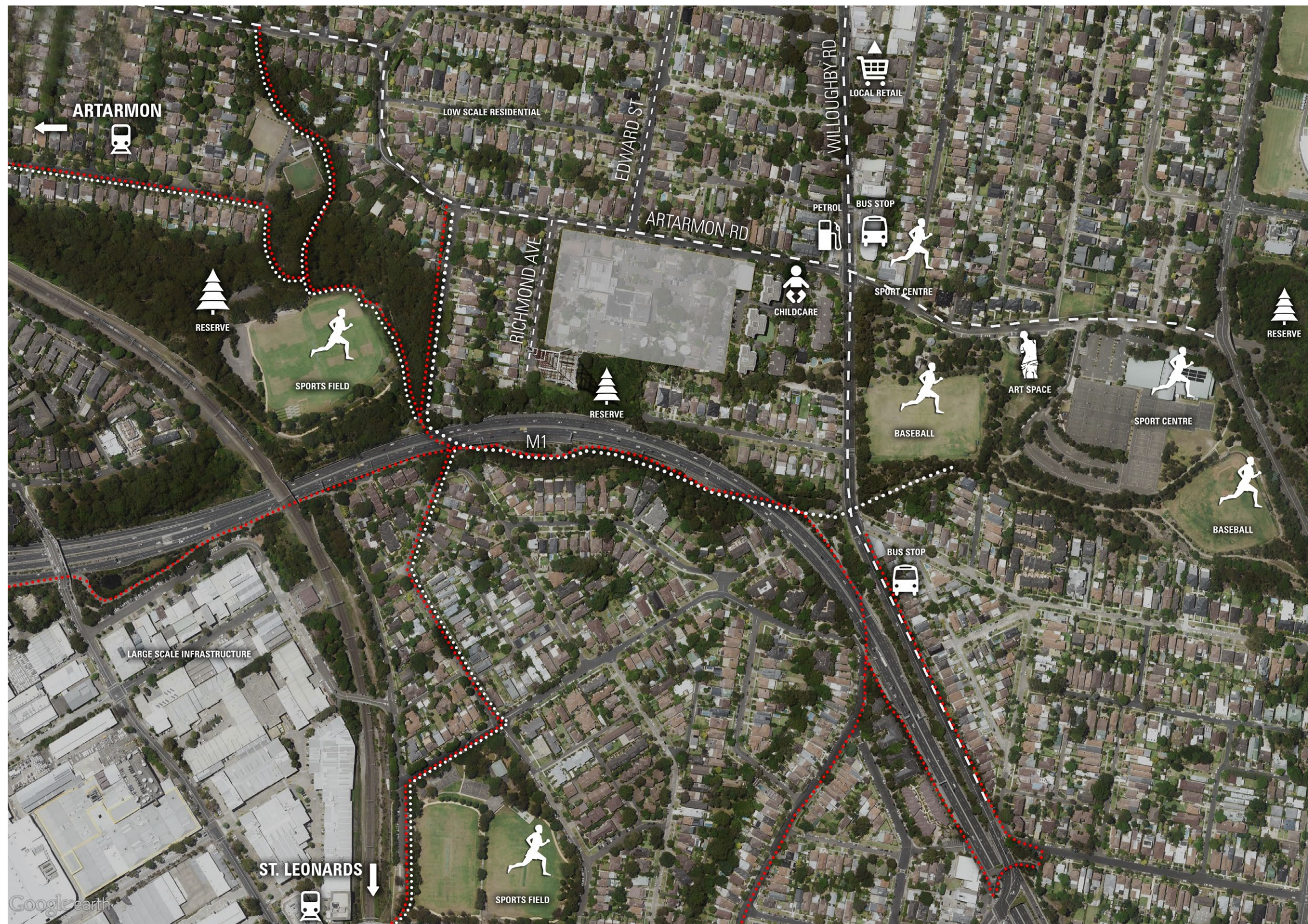




### 1.3 LOCAL CONTEXT OPPORTUNITIES



A SITE ON THE  
THRESHOLD BETWEEN  
ESTABLISHED  
RESIDENTIAL SUBURBAN  
STREETS AND THE LARGER  
SCALE LANDFORMS OF  
THE ESCARPMENT, GREEN  
BELT OR FREEWAY TO THE  
SOUTH





## 1.4 RECONNECTING PEDESTRIANS AND CYCLISTS TO GREEN CORRIDOR

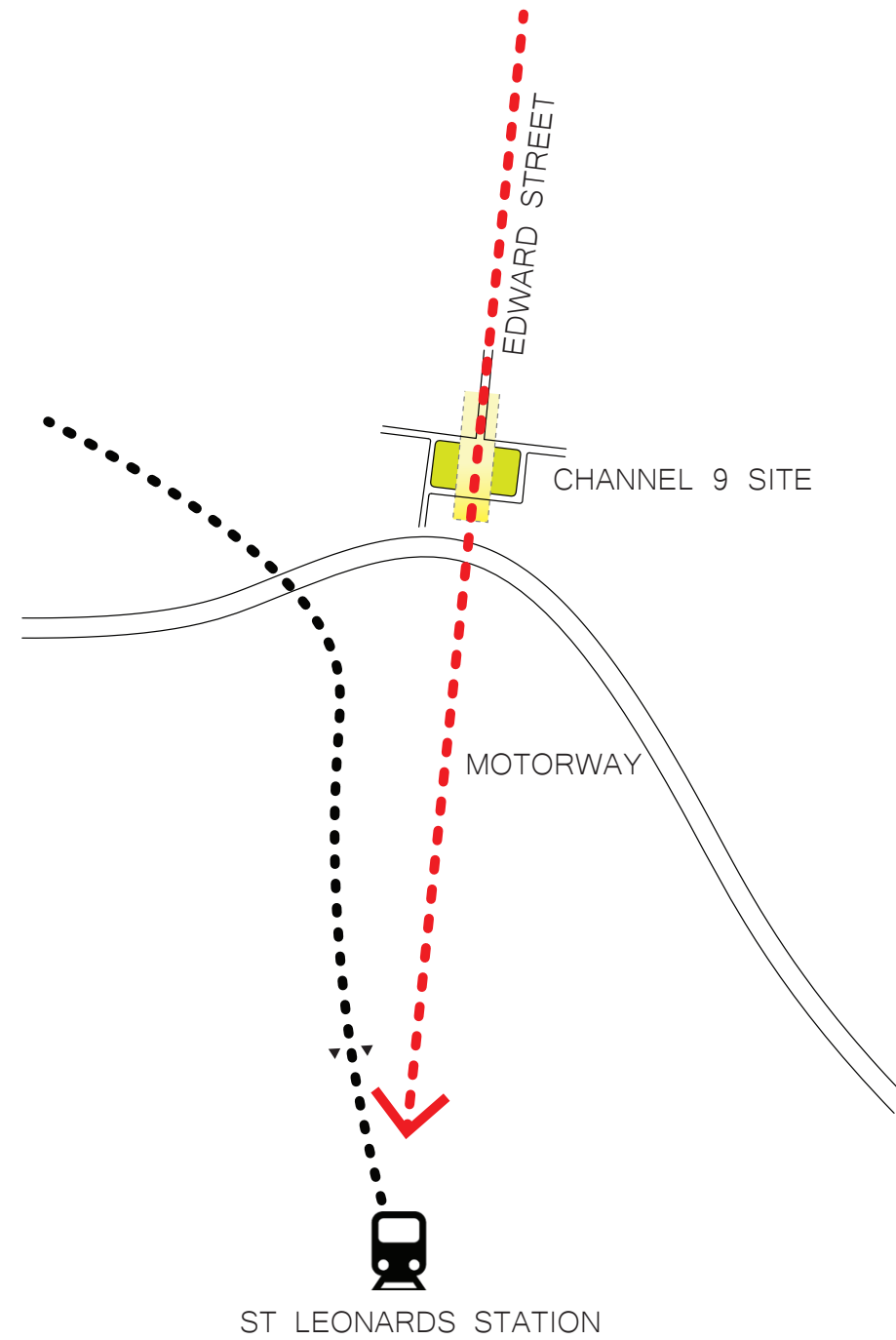
WORKING WITH COUNCIL  
AND THE COMMUNITY TO  
DEVELOPE A CYCLE AND  
PEDESTRIAN STRATEGY



- ..... EXISTING CYCLE NETWORK
- ..... POTENTIAL LINK TO CYCLE AND PEDESTRIAN NETWORK
- CHANNEL 9 LOT 12 DP 1162506, 738M<sup>2</sup>



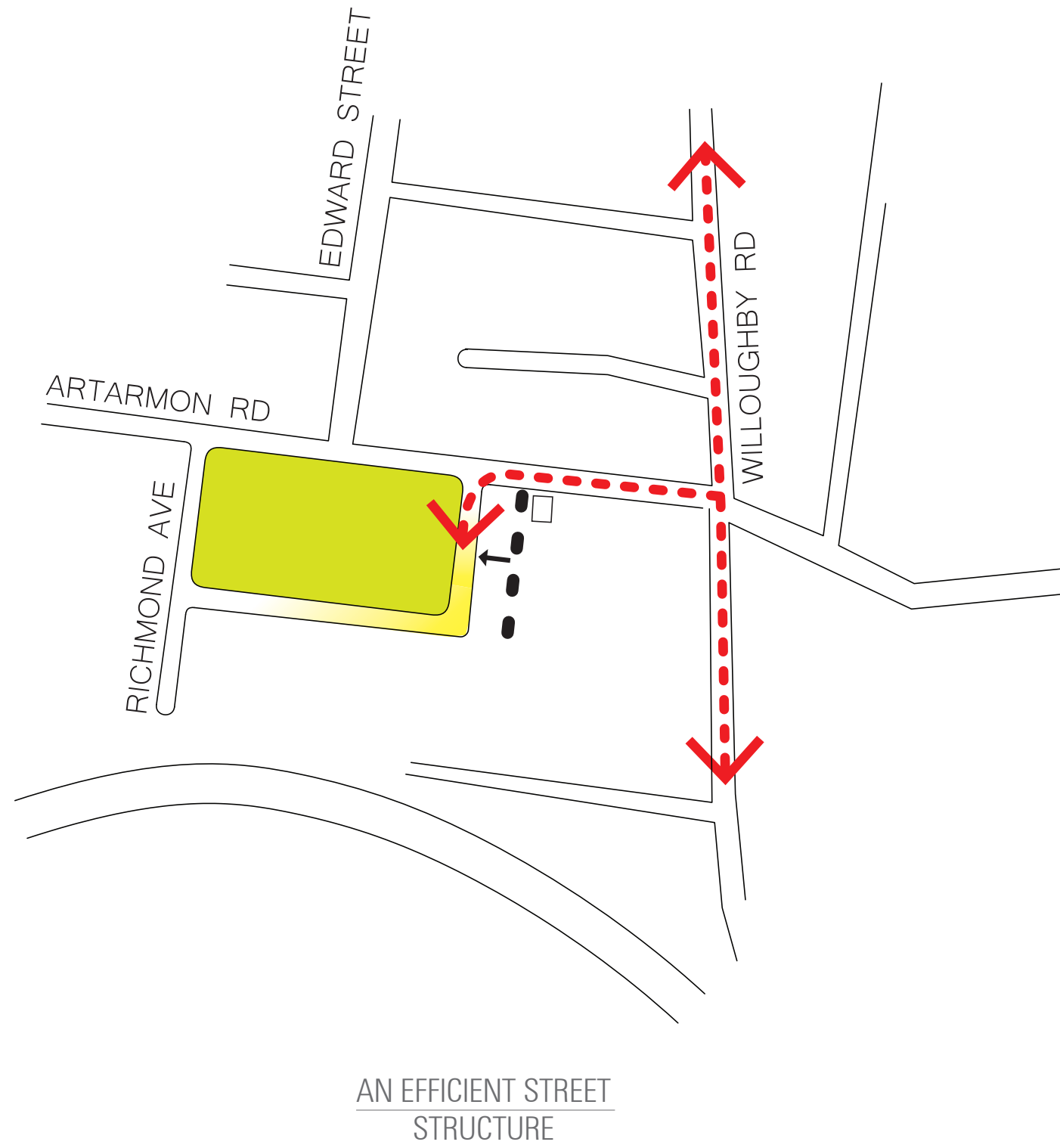
## 1.5 RETHINKING THE MASTERPLAN



A LOCAL AXIS  
COINCIDES WITH ST  
LEONARDS STATION



## 1.6 RETHINKING THE MASTERPLAN

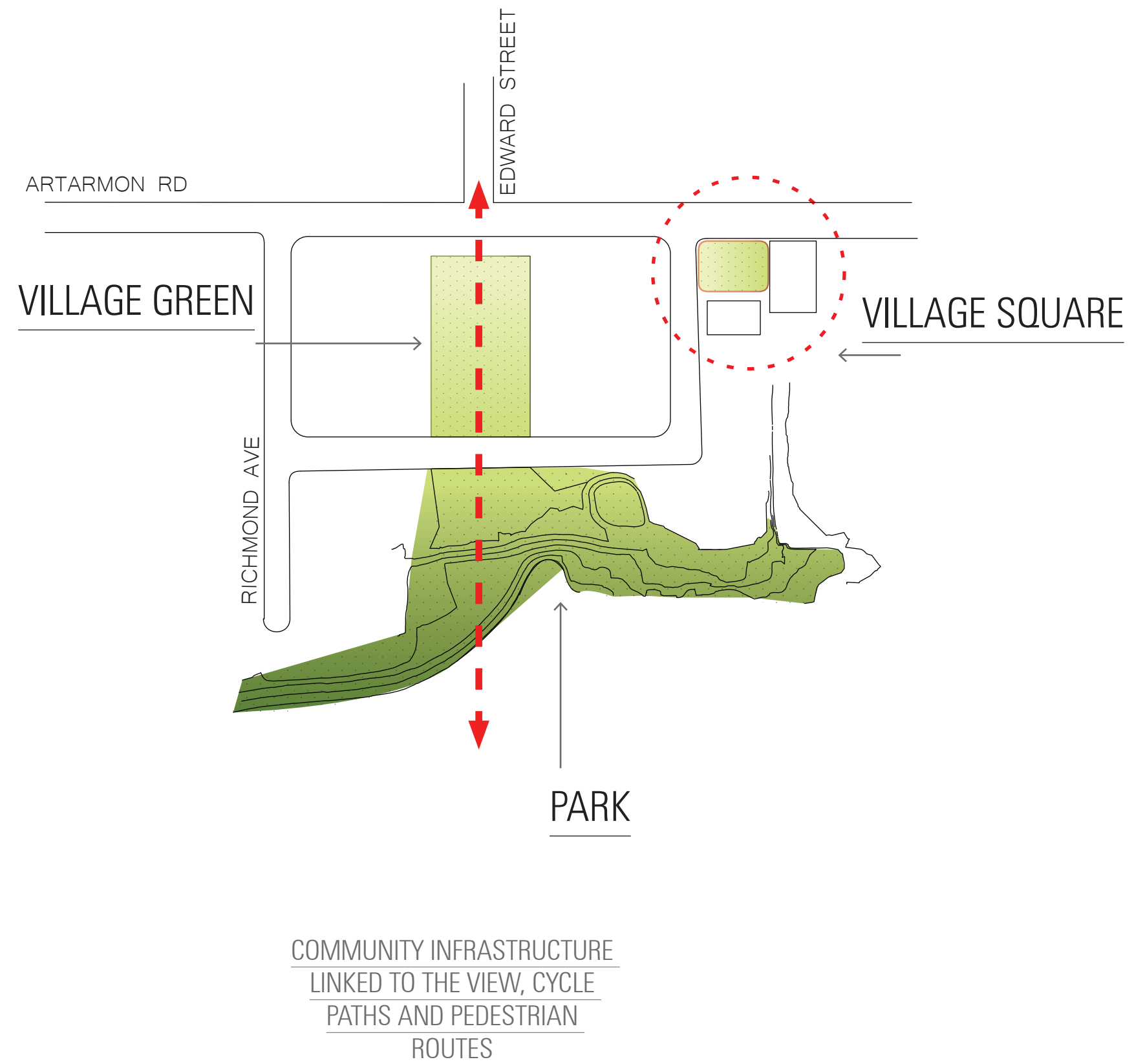








## 1.7 RETHINKING THE MASTERPLAN





## 1.8 THE URBAN SQUARE CHARACTER

