



6.1 VIEW 1 - EXTENDING EDWARD STREET

Artists Impression - Indicative only



6.2 VIEW 2 - CENTRAL PARK

Artists Impression - Indicative only



6.3 VIEW 3 - PROPOSED PARK - ON SOUTHERN BOUNDARY

Artists Impression - Indicative only



6.4 VIEW 4 - PROPOSED VIEW ARTARMON RD - PUBLIC SQUARE

Artists Impression - Indicative only



6.5 VIEW 5 - PROPOSED VIEW ARTARMON RD LOOKING EAST

Artists Impression - Indicative only

6.6 ESD PRINCIPLES

The approved Concept Plan has established principles for ESD performance for the site. These principles continue to be reflected in the amended CHROFI master plan and are intended to ensure that future development achieves a high level of environmental performance which adopts a more holistic approach to sustainability than traditional approaches to water and energy efficiency. The ESD principles for the Concept Plan are:

Energy – The amended master plan incorporates passive design principles to allow the apartments to exceed minimum BASIX energy efficiency requirements. Specific apartment and common area energy efficiency and metering will be addressed in detailed design at the Development Application stage.

Indoor Environment Quality – The amended masterplan is designed to meet the objectives of indoor environmental quality provisions for residential amenity under the Apartment Design Guide, specifically daylight, thermal comfort, private external space and natural ventilation.

Transport – the site is well served by public transport which will minimise vehicular movements during peak periods. The amended master plan adopts on-site parking rates in accordance with the existing Concept Plan approval and Willoughby City Council's specified rates, which is expected to discourage on-street parking. Bike storage facilities will be provided in order to promote non-car travel modes to improve health and reduce congestion and pollution.

Water – the amended master plan will allow for stormwater reuse for irrigation and water efficient fixtures and fittings, with a Stormwater Concept Plan required to be submitted to Council prior to the first Development Application under the conditions of the existing approval. No water based cooling systems would be included in future development.

Materials – Material selection is subject to detailed design, however, materials will be carefully selected to ensure a high standard of environmental performance and safety and will be detailed at the Development Application stage.

Land Use and Ecology – The redevelopment of the Site will achieve reuse of existing urban land, reclaiming some contaminated land, an improvement in the ecological value and the potential inclusion of communal garden facilities in the public open space.

Emissions – Site stormwater management plan is to ensure that post development flows from site are not greater than current flows.

Environmental performance of individual buildings will be assessed in detail as part of future Development Applications, and the amended master plan continues to ensure that above-BASIX performance can be achieved in accordance with the requirements of the existing Concept Plan approval.



6.7 CONCLUSION AND SEPP COMPLIANCE

6-30 Artarmon Rd offers a unique site for potential development. This application for a modified concept plan helps to realise the site's full potential and offers truly beneficial outcomes for the community.

As demonstrated throughout this report, the modified concept plan offers the community an improved urban design based on sound and rigorous urban design principles. The scheme has been reformed based on community feedback, and rethinking the site planning as a whole, rather than attempting to modify the scheme in insignificant ways that offer little opportunity for meaningful improvement. Rather than a series of hard fought compromises, this modification offers a clear, concise and logical urban design that realises the full potential of this site. Public and private interests have been assessed and scrutinised to ensure the entire site offers improvements to all based on numerous urban design metrics.

Offering a truly exceptional masterplan worthy of this site is important. For current and future residents, this site will be a part of the community, connected to older streets by its responsive design and thoughtful layout. By placing an understanding of the impacts at the core of an analytical assessment, the site's key weaknesses from the previous approval have been improved. Non compliances in height and number of apartments have been reviewed based on their impacts in terms of visual bulk, overshadowing and traffic. As presented in this report, each of these impacts has been assessed and improved offering a better outcome for the community. The combination of a good street layout, a strong public domain and well scaled buildings create a desirable future character for both the site and its surrounding streets. This modified masterplan leaves a legacy worthy of Willoughby. A place current and future communities can be proud to be a part of and visit.

CHROFI acknowledge that the proposed Feasibility/Concept Designs prepared for the above mentioned project are capable of being designed in accordance with the current Building Code of Australia, relevant Australian Standards, and the State Environmental Planning Policy SEPP65, including the current Residential Flat Design Code.

