



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 - VILLAGE SQUARE

Artists Impression - Indicative only



6.5 VIEW 5 - PROPOSED VIEW ARTARMON RD LOOKING EAST

Artists Impression - Indicative only

6.6 SEPP 65 DESIGN PRINCIPLES

PRINCIPLE 1 - CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context, including its natural and built features. Well designed buildings respond to and enhance the current and future identity of the area.

The Channel 9 site on Artarmon Road Willoughby is a unique site in the heart of a growing inner-suburb of Sydney. The television studios no longer require this amount of physical space and are a remnant of large commercial activity in the area, surrounded primarily by residential development and local facilities. The once predominately single dwelling house context has developed to include duplexes, apartment buildings, retail businesses and high street commercial premises. The regional context has significant public transport, a hospital and recreational facilities.

As approved for the site, residential uses with small scale commercial are a good use for the large scale of the site. Higher density living delivers diversity in housing choices within the immediate and broader context. The use and scale of the proposal sits comfortably in the context, with the 1970’s development of Castlevale to the east of the site.

This RTS scheme offers a number of public open space and built form strategies to respond to a finer grain in the local site and context. These include:

- low scale buildings on Artarmon Rd and Richmond Ave respond to the single or two storey dwellings across the street.
- realignment of the public open space to allow the public to enjoy the unique escarpment position with panoramic views of the city.
- realignment of the built form to enhance the view corridor along Edward Street.
- Significant increase in public open space over the approved scheme
- reconnects the public open space to the isolated Walter St Reserve to the south of the site
- extends the local street network with a loop road at a similar scale to the surrounding neighbourhood
- delivers a diverse range of built forms and apartments
- delivers a diverse range of public open spaces across the site

PRINCIPLE 2 - BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. It defines public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

This scheme maintains the successful built form and public domain principals of modification 1, yet improves them further with the addition of a new courtyard for tree 32, and improved public through-site links.

As supported by the Office of the Government Architect submission and the AJ+C Concept Plan Review conducted for Willoughby council, the following built form and scale strategies were considered successful and have been retained:

- the location, configuration and interconnectedness of the open spaces
- the diversity of open spaces
- the intent and positioning of the cliff top reserve with district views
- the extension of the Edward St view corridor
- building massing that includes smaller deeply articulated forms along Artarmon Rd and Richmond Ave that provide a transition in scale to detached houses along these frontages
- a 4 storey podium datum and good building articulation to help break down the scale
- height moved more centrally into the site with two narrow footprints which work well to ameliorate impacts on surrounding existing residential areas and allows for a lower scale along the streets
- a diverse range of building typologies, with street buildings, mid rise towers and the bush buildings.
- built form that crests and steps down with the natural topography
- built form that includes sound reasoning for building articulation

This modification 2 further improves the masterplan with the following strategies

- retention of tree 32 with a significant courtyard that links the Village Square and the Village Green.
- increased building separations across the new courtyard
- further improvement of solar access to Walter St and Castlevale with the refinement of built form

PRINCIPLE 3 - DENSITY

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

The proposed number of units has been increased to 495 apartments in this modification 2, which is an increase of 24% above the current approval. This density is achieved with an FSR of 1.5:1, which is comparable with other recent developments of this scale. The site is well located with regards to existing infrastructure and public transport. The large scale of the site, in single ownership makes in a unique site for delivering greater housing densities and housing choice for the area.

The increase in density has been well exceeded by the increase in public open space, both in terms of quantity and quality of these space. The unique public open space ensure the proposed buildings have appropriately scaled for the site, and that the whole community has the ability to enjoy the site.

The increase in density has been carefully designed to reduce impacts on the neighbouring community. Overshadowing is reduced from the approved scheme, and built form and bulk is also reduced when viewed from the surrounding context.

The increase in density has been reviewed by other consultants in regards to the impact on traffic.

6.7 SEPP 65 DESIGN PRINCIPLES

PRINCIPLE 4 - SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes the use of natural cross ventilation and sunlight for the amenity of residents.

Good apartment amenity is at the core of this masterplan. The sound arrangement of public open space, buildings and roads has improved the quality of both external and internal spaces.

Building footprints have been reduced in depth to allow for higher quality apartments, with better access to the facade, good solar amenity and more effective cross ventilation. These footprints allow for future development of each building with strong building articulation. The orientation of the buildings also makes the best use of passive design principles including solar access in winter.

Across the site, all buildings individually achieve compliance with solar access and cross ventilation in line with the ADG.

Each apartment in the reference scheme has access to a street or significant public open space for outlook and views. The site enjoys good views in all directions due to its topography, and the built form has been formed to step down to the boundaries to allow more apartments to access these views.

Basement footprints primarily under buildings above, helps to provide significant areas for deep soil planting which reduces stormwater runoff. This modification offers 17% of the site area as deep soil.

The interconnected public open spaces create strong flora and fauna corridors which connects to the Walter St Reserve.

PRINCIPLE 5 - LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design retains positive natural features which contribute to the local context, optimise useability, privacy and opportunities for social interaction.

The modification 2 focuses on a masterplan that creates generous, unique and diverse open spaces for both the new residents and local community. The CHROFI and McGregor Coxall public domain includes a series of interconnected, attractive open spaces that are all connected by public through-site links and view corridors. The Village Square, Village Green, Village Lawns and the new courtyard for tree 32 create a landscape which provides high amenity for the apartments and local residents.

Many existing natural features of the site are celebrated, such as the existing views, tree 32 and the interesting existing ‘bowl’ topography of the proposed playground. These existing features are celebrated with generous, well proportioned and connected spaces, that enjoy good solar access.

Good boundary setbacks ensure further privacy with planting and good private open spaces for apartments. The loop of Scott St ensures all of the landscape spaces are connected by footpaths and a road.

The increase in public open space in well in excess of the increase in apartments, ensuring the best features of the site are available for everyone to enjoy.

PRINCIPLE 6 - AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being.

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, and ease of access for all ages and degrees of mobility.

The strength of this masterplan protects the internal and external amenity for residents and neighbours.

The sound principles for built form and public open space allow for good apartment amenity, where apartments enjoy solar access, natural ventilation and good outlook. The apartments aspects are orientated towards Artarmon Rd to the north, Scott St and the views beyond to the east, city views and the bush canopy of Walter St reserve to the south, and Richmond Ave to the west. Building separations are in line with the ADG, often in excess of the ADG to help create good privacy, acoustic and visual separation. The creation of the new courtyard has further increased building separations and created a new significant open space for apartment amenity. All buildings individually meet the requirements of the ADG for solar access and natural ventilation. The flexible and well-proportioned building footprints allow for good apartment planning.

Ease of access for all age groups and a high level of mobility across the site has been well considered across the whole site despite challenging natural ground level changes. As outlined in this report, key public open spaces are all flush with the adjoining buildings to create level access, active ground planes and good social interactions.

6.8 SEPP 65 DESIGN PRINCIPLES

PRINCIPLE 7 - SAFETY

Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. A positive relationship between public and private spaces is achieved through clearly defined and secure access points.

The logical layout of buildings, streets and public open spaces have improved access and sight lines across the whole site, thereby increasing safety for residents and the broader community. The ambiguous and poorly dimensioned communal open spaces of the approved scheme have been replaced with well proportioned, public open spaces with clear delineation between public and private spaces. The public open spaces are all visible and accessible from the existing Artarmon Rd and Richmond Rd. Scott street and the Village Green invite the public into the site with clear site lines. The simplified road system has removed dead ends and cul-de-sacs which can create poor site lines and safety. Flush building conditions create good passive surveillance and all building entries open to the street or the Village Green. The new location of the main park at 90 degrees to the busy road also increases safety for users.

PRINCIPLE 8 - HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, provides housing choice for different demographics, living needs and household budgets.

The proposed scheme offers a good mix of studios, 1 bed, 2 bed and 3 bed apartments across every building. The mixture in building typologies helps to create unique apartment types with unique views and aspects. The scheme offers single level apartments which are easily accessible, and ground floor garden apartments which are flush with adjoining public open spaces. The scheme makes allowances for the provision of affordable housing across the site. Apartment sizing and mix is in line with ADG minimum sizes, and mix. The flexible floor plates will allow for future mix changes if required, and the distribution will ensure housing diversity is achieved in each stage of the delivery.

PRINCIPLE 9 - AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The building aesthetics will be addressed through future Development Applications and approvals. However the concept plan includes and number of design principles which will influence the future aesthetics.

- A mixture of buildings with good footprints and envelopes with setback controls to ensure good building articulation
- Separate buildings and stages allowing for a variety of architects and builders to create diversity across the site
- A diverse range of building typologies with unifying design elements including the street buildings with a fine grain of deep articulation, mid-rise towers with a clear 4 storey podium and bush buildings with a more organic form.
- Setbacks and slender mid-rise tower footprints ensure balanced building proportions and composition of elements
- Reference layouts which include natural ventilated and lit corridors.

6.9 ESD PRINCIPLES

The approved Concept Plan has established principles for ESD performance for the site. These principles continue to be reflected in this modification 2 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.



6.10 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.

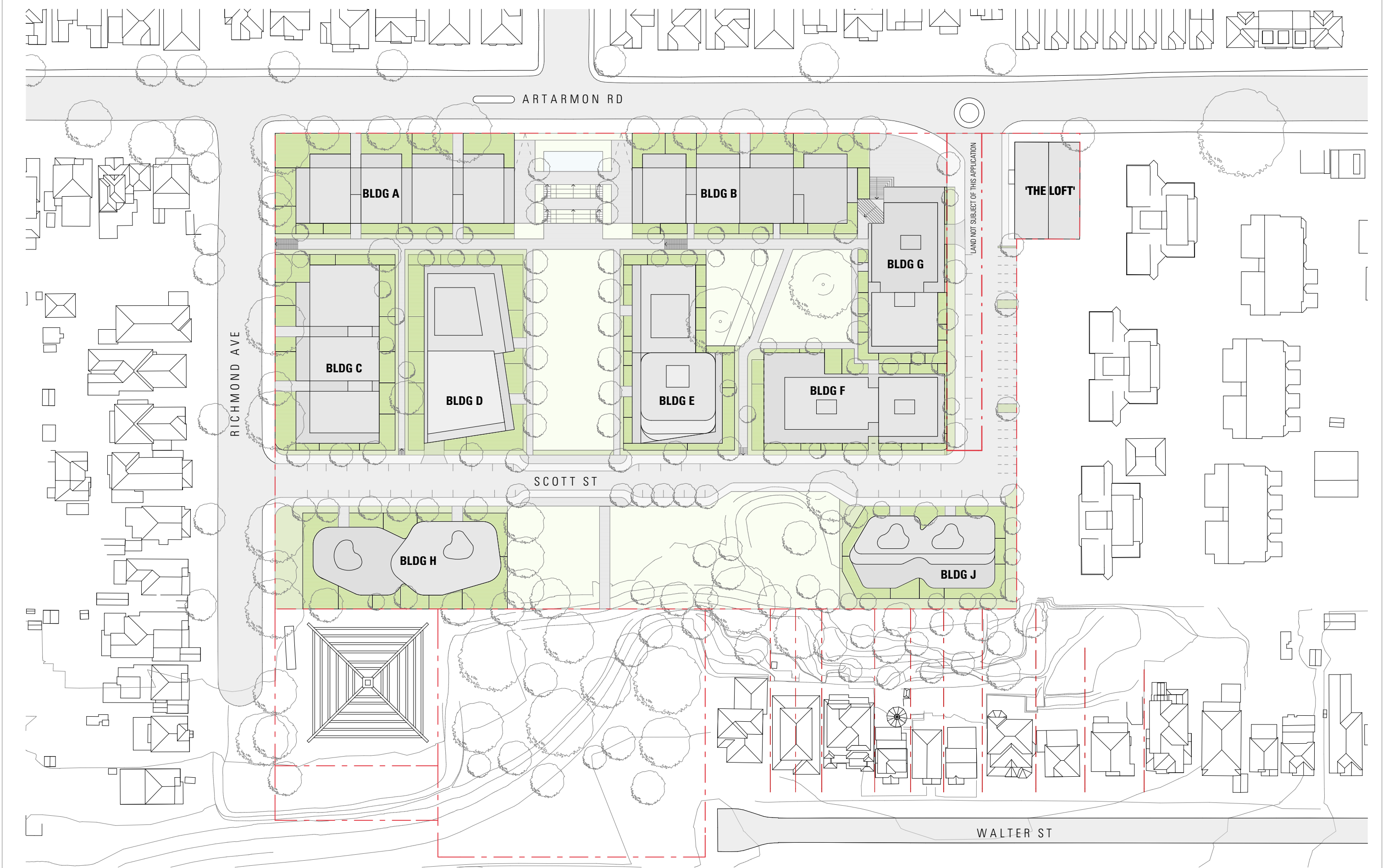
As demonstrated throughout this report, the modified concept plan offers the community an improved urban design based on sound and rigorous urban design principles. The scheme has been reformed based on community feedback, and rethinking the site planning as a whole, rather than attempting to modify the scheme in insignificant ways that offer little opportunity for meaningful improvement. Rather than a series of hard fought compromises, this modification 2 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.







ISSUE	DATE	DESCRIPTION
01	14.07.16	S75W MODIFIED CONCEPT MASTERPLAN SUBMISSION
02	31.03.17	S75W MODIFICATION 2 CONCEPT MASTERPLAN SUBMISSION
03	16.10.17	S75W MODIFICATION 2 CONCEPT MASTERPLAN SUBMISSION

ISSUE	DATE	DESCRIPTION

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PROJECT CHANNEL 9 SITE MASTERPLAN					
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE
1566	16/10/17	GB	TR	1:1000	A3

NORTH 	SHEET TITLE SITE PLAN
SHEET NUMBER	ISSUE
A-S75W-101	03