



6 - 30 ARTARMON RD WILLOUGHBY

MASTERPLAN REPORT - S75W MODIFICATION NO.2

On Behalf of LEPC 9 Pty Ltd

16.10.17 ISSUE 01

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1.2 INTRODUCTION - EXECUTIVE SUMMARY

This report has been prepared on behalf of LEPC9, a partnership between Australian property fund Lotus Property Fund No.8 and fund managers Euro Properties, for the site at 6-30 Artarmon Rd Willoughby.

The site was acquired by LEPC9 from Channel 9 in August 2015, with an approved Part 3A Concept Plan for the site. As the new landowner, LEPC9 recognised the opportunity to deliver better outcomes than what was originally allowed for in the Part 3A approval, whilst still honouring the extensive community feedback received during the original application. As a result, LEPC9 has undertaken a design-led process to ensure these outcomes are achieved.

After winning a design excellence competition chaired by Andrew Andersons (AO), CHROFI were appointed to provide a detailed site analysis and design modification which formed the basis of S75W Modification 1 (Application to the Concept Plan Approval (MP10_0198)).

Modification 1 was formally exhibited by the Department of Planning and Environment between 5 August and 5 September 2016. 231 public submissions were received during this period. Submissions were also received from Willoughby City Council, NSW Roads and Maritime Services, Transport for NSW and other government agencies. The scheme was peer reviewed by experts at AJ+C, Architectus and GOA providing valuable design feedback. This has been summarised in this report and incorporated into this submission.

Following the advice of Willoughby City Council that they do not consent to the inclusion of Scott Street within Concept Plan Approval as it is proposed to be modified, it is necessary for a new Modification Application No 2 to be submitted which excludes this land (the current application). Whilst this current application is separate from Modification 1, this application nonetheless takes into consideration the previous feedback received during the preparation and public exhibition of that application.

This report aims to address the following issues as requested in the Secretary's Environmental Assessment (SEARs) Requirements:

Built Form comparison analysis to the approved scheme
Urban Design Analysis with comparison to the approved scheme
Environmental and Residential Amenity
Landscape and Public Domain

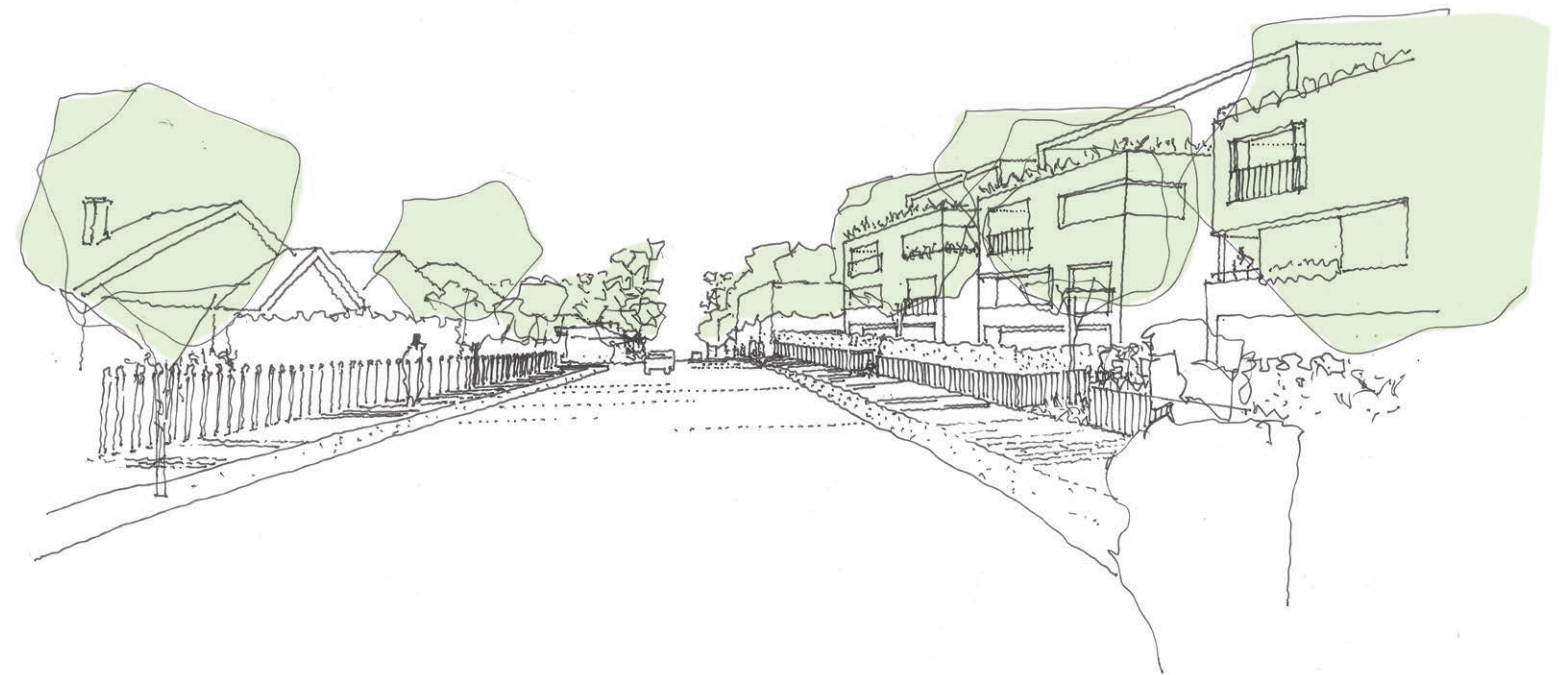
In recognition of the significant community input in the current approval, this modification 2 will also outline the key role community consultation has played in forming the urban design principles of the modified scheme. Ongoing community

consultation and feedback has continued to influence the scheme as documented in this report.

As this application forms a modification to a current Part 3A approval, significant emphasis has been placed on analysing both the current approval and the proposed scheme, with comparative diagrams, view analysis, solar analysis and architectural drawings. This document outlines ways the proposed scheme offers design excellence and both quantitative and qualitative improvements to the current scheme against a range of urban design criteria, .

In addition to this analysis, this modification 2 has been supplemented with technical studies completed by the project team. Including:

Planning Report (JBA)
Traffic and Accessibility (McLaren Traffic Engineers)
Community and Public Consultation (JBA)
Heritage (GML)
Arborist Report (Redgum Horticulture)
EME (Kordia)
Wind (Windtech)



1.3 INTRODUCTION - THE SITE

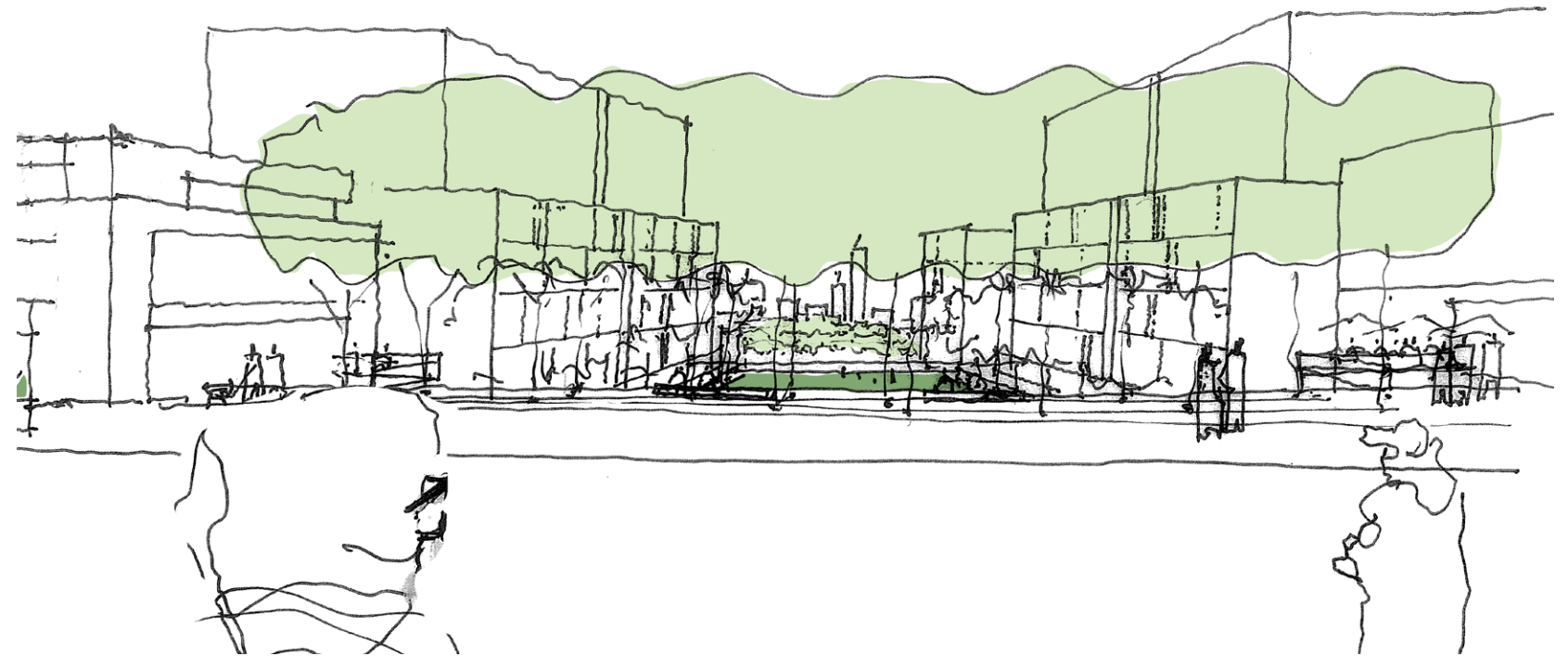
The 29 742 m² site is located in Sydney's North Shore suburb of Willoughby and is currently occupied by the Nine Network Australia television studios, which has been on the site since 1956. The site is operational and working at capacity and is the last remaining campus-style television studio on the eastern seaboard. Under the contract of sale to LEPC9, it was agreed that Channel 9 will continue to occupy the site until 2020, or earlier at Channel 9's election.

The neighbourhoods surrounding the site are typical of this area of Sydney's north shore, which features predominately low-density residential properties and some high-density housing along the eastern boundary. Several major and arterial roads are within a short distance of the site, including Artarmon Road along the northern boundary, Willoughby Road to the east and the Gore Hill Freeway to the south.

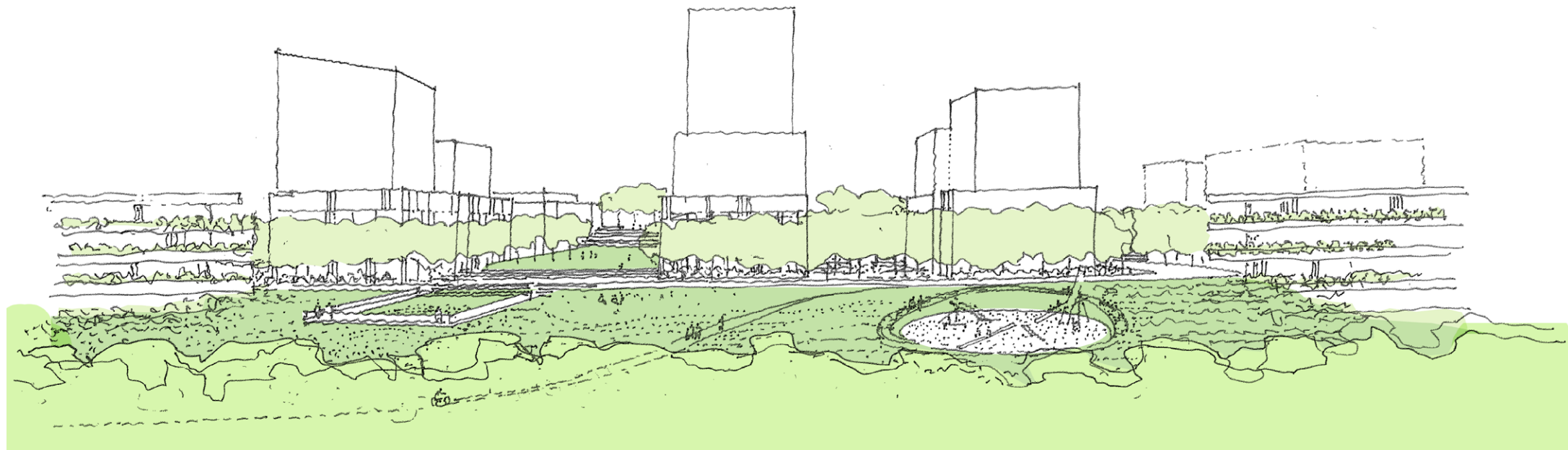
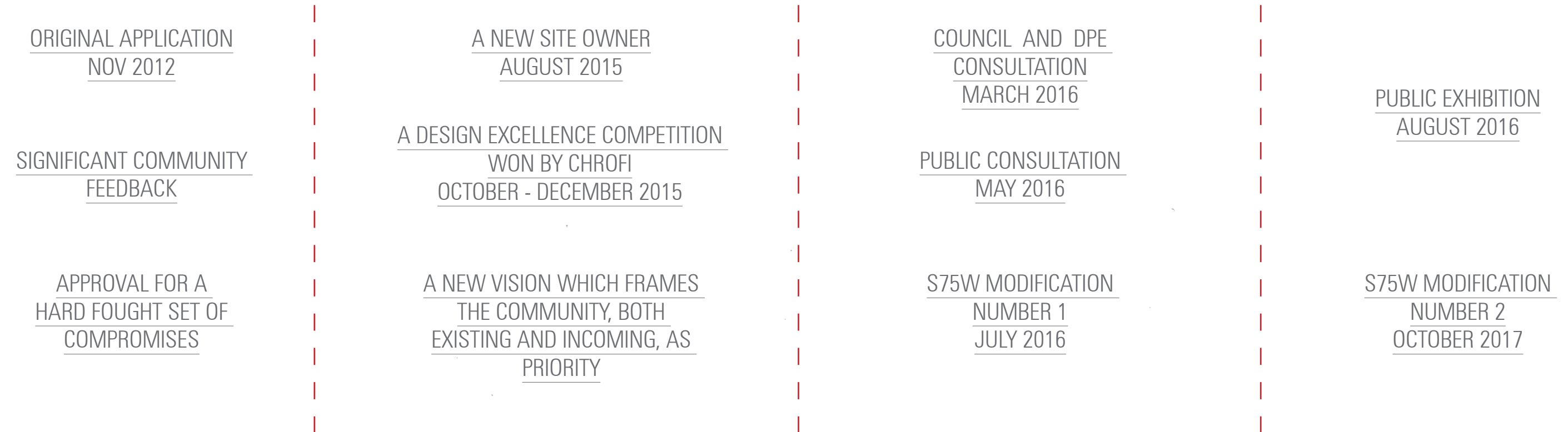
A number of features outside the site's boundary were also central to the design and development of the Concept Plan through the consultation process. These included the telecommunications tower located to the south of the site on the Richmond Avenue frontage, traffic volumes and movements in the local street network, overshadowing of the properties to the east, west and south of the site, and the visibility of the site from nearby residential suburbs, specifically Naremburn to the south of the Gore Hill Freeway.

"This hilltop site has been hidden from public view for decades as a secure TV studio compound. The inspired CHROFI master plan unlocks its potential to create a neighbourhood of streets and small parks to create a distinctive "sense of place"."

Andrew Andersons, AO



1.4 THE PROCESS TO DATE



1.5 APPROVAL PROCESS TO
DATE

NOV 2010 663 APARTMENTS FSR 2.17:1 MAX 20 STOREYS 66 600 m² GFA	MAR 2013 600 APARTMENTS FSR 1.93:1 MAX 18 STOREYS 59 117 m² GFA	OCT 2013 450 APARTMENTS FSR 1.56:1 MAX 12 STOREYS 47 840 m² GFA	JAN 2014 450 APARTMENTS FSR 1.56:1 MAX 12 STOREYS 47 840 m² GFA ENVELOPE MODIFICATIONS	MAR 2104 350 APARTMENTS FSR 1.29:1 MAX 8 STOREYS 39 550 m² GFA	DEC 2014 400 APARTMENTS FSR:1.2:1 MAX 8 STOREYS 37 136 m² GFA	AUG 2016 510 APARTMENTS FSR 1:50:1 MAX 12 STOREYS 45 876 m2 GFA	OCT 2017 495 APARTMENTS FSR 1:50:1 MAX 12 STOREYS 44 585 m2 GFA
REQUEST FOR DRGS	EXHIBITED CONCEPT PLAN	PREFERRED PROJECT REPORT	DEPARTMENT'S APPROVAL RECOMMENDATION	PAC DETERMINATION	LEC MEDIATED CONSENT	MODIFICATION NUMBER 1	CURRENT PROPOSAL MOD 2

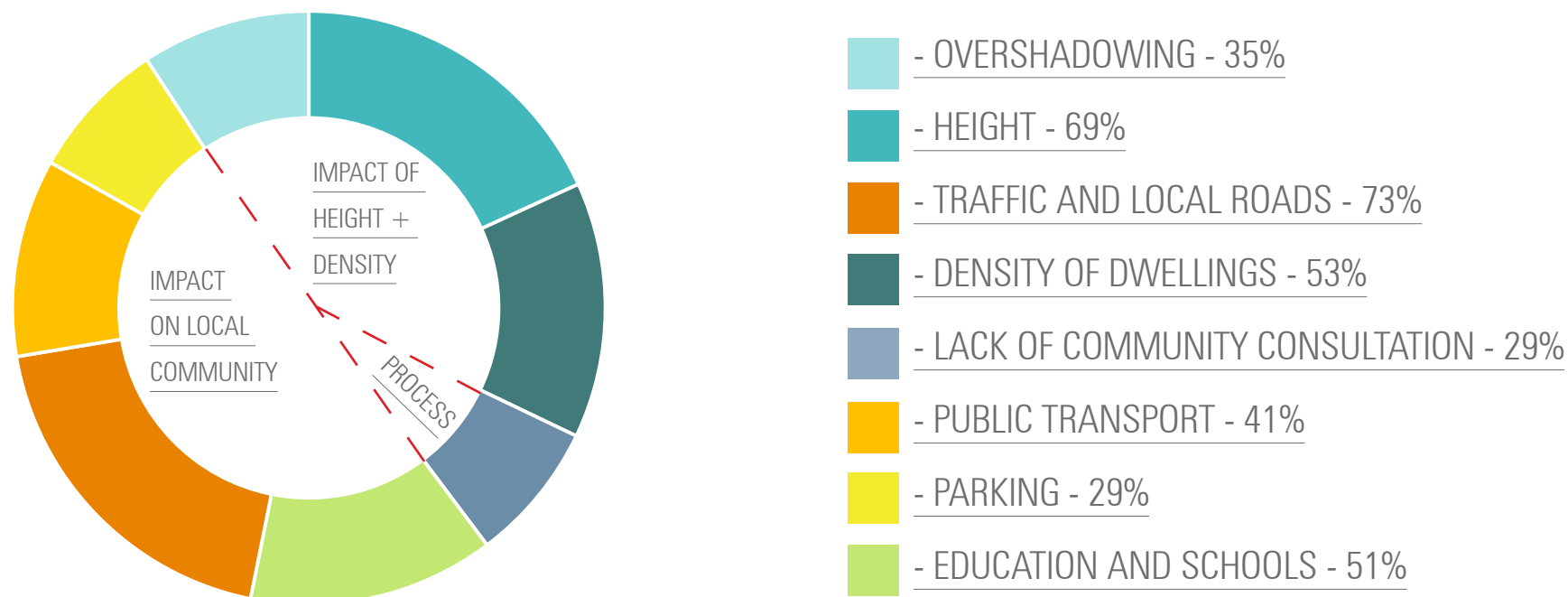
1.6 RESTARTING A DIALOGUE WITH THE COMMUNITY

In analysing the approved scheme and opportunities to improve the urban design, CHROFI and the design team have extensively reviewed and analysed the results of community feedback from all previous stages.

This has included review of formal community submissions to all stages of the original Part 3A application process, extensive research of Willoughby Council meeting minutes, review of literature created by key community representatives available online and review of media coverage.

A summary of the main public concerns received throughout the original approval is summarised in a simplified form below. More extensive analysis of this feedback can be found in the supporting JBA community consultation report.

SIMPLIFIED ANALYSIS OF THE COMMUNITY CONCERNS DURING THE ORIGINAL APPLICATION



Previous Consultation



Consultation May 2016



1.7 RE FRAMING THE SITE

With community feedback in mind, the proposed scheme questioned the approach of the original application and asked the following questions:

WHAT MASTERPLAN COULD OFFER AN IMPROVED
COMMUNITY BENEFIT?

CAN THIS SITE BE A PLACE THE COMMUNITY IS PROUD OF,
AND ONE THE COMMUNITY CAN BE A PART OF?

ARE THERE UNIQUE URBAN DESIGN OPPORTUNITIES IN
THIS SITE THAT ARE CURRENTLY UNREALISED?

HOW CAN WE REALISE THE SITE'S FULL POTENTIAL
IN A MANNER THAT BALANCES PUBLIC AND PRIVATE
OUTCOMES TO THE BENEFIT OF ALL?



THE PROPOSED MODIFIED MASTERPLAN STRATEGY STARTS
WITH AN INVESTMENT IN COMMUNITY INFRASTRUCTURE
IN ORDER TO RESTART A CONVERSATION WITH THE LOCAL
COMMUNITY

View from proposed Village Lawns



1.8 HONOURING THE PRINCIPLES ESTABLISHED IN PREVIOUS CONSULTATION AND EXISTING APPROVAL

Modification 1 and 2 have sought to honour the principles agreed by all parties to the final Land and Environment Court mediated agreement. The community concerns from the original application No 1 and a summary of ways they have been addressed in this modification No 2 are summarised below and given further detailed analysis in the following report:

COMMUNITY CONCERN	- OVERSHADOWING - HEIGHT	- DENSITY OF DWELLINGS - PUBLIC TRANSPORT - EDUCATION AND SCHOOLS	- TRAFFIC AND LOCAL ROADS - PARKING	- LACK OF COMMUNITY CONSULTATION
PRINCIPLE TO INFORM THE MODIFICATION	REDUCE OVER SHADOWING IMPACTS ON NEIGHBOURING PROPERTIES. BE SENSITIVE TO HEIGHT AND ASSESS HEIGHT AGAINST VISUAL BULK AND OVER SHADOWING	UNDERSTAND IMPACT OF MULTIRESIDENTIAL DEVELOPMENT ON LOCAL SCHOOLS AND INFRASTRUCTURE	IMPROVE TRAFFIC IMPACTS ON NEIGHBOURING STREETS ADDRESS CONCERNS WITH WILLOUGHBY RD/ ARTARMON RD INTERSECTION WHICH NEEDS AN UPGRADE	PROVIDE EXTENSIVE COMMUNITY CONSULTATION OF THE PROPOSED CHANGES
HOW WAS THIS ACHIEVED	- SOLAR ACCESS IS NO WORSE OR IMPROVED TO ALL NEIGHBOURING BUILDINGS. EXTENSIVE ANALYSIS PROVIDED. - CREATE A LOW SCALE BUILT FORM TO NEIGHBOURING STREETS WHICH IS A BETTER TRANSITION FROM LOW SCALE RESIDENTIAL TO MID RISE RESIDENTIAL BUILDINGS. - HEIGHT IS LOCATED AWAY FROM BOUNDARIES TO MINIMISE IMPACT ON SOLAR AND VISUAL BULK. VISUAL ANALYSIS PROVIDED. - REDUCE BULK OF BUILDING FORMS BY SETTING DOWN INTO THE SITE.	- EXTENSIVE POPULATION AND DATA ANALYSIS HAS BEEN COMPLETED TO ASSESS THE IMPACT OF THIS MULTIRESIDENTIAL DEVELOPMENT ON THE COMMUNITY PARTICULARLY FOR SCHOOLS AND TRANSPORT. - PROVIDE THE COMMUNITY WITH BETTER PUBLIC INFRASTRUCTURE ON SITE WITH A BETTER PARK, ACCESS TO VIEWS, PUBLIC SQUARE. INCREASE THE AMOUNT OF PUBLIC OPEN SPACE (GREATER COST TO PROVIDE).	- REDUCTION OF THE NUMBER OF EXITS ONTO ARTARMON ROAD - INTRODUCTION OF ROUNDABOUT ON ARTARMON ROAD TO SLOW TRAFFIC - INTRODUCTION OF PEDESTRIAN CROSSINGS TO ACCESS THE PARK - PARKING PROVIDED ON SITE AND ON SCOTT STREET TO SUIT THE WILLOUGHBY COUNCIL DCP PARKING RATES - OFFER VPA CONTRIBUTIONS TO COUNCIL TOWARDS UPGRADE OF WILLOUGHBY ROAD INTERSECTION	- THE TEAM IS DEDICATED TO EXTENSIVE AND RESPONSIVE CONSULTATION. - PRIOR TO APPLICATION, THE DESIGN TEAM HAS MET WITH WILLOUGHBY COUNCIL, STATE GOVERNMENT, KEY COMMUNITY REPRESENTATIVES INCLUDING LEADERS OF KEY PROGRESS ASSOCIATIONS, CONDUCTED TWO NIGHTS OF COMMUNITY PRESENTATIONS, COMPLETED A LOCAL LETTER DROP, ESTABLISHED A WEBSITE TO RECEIVE ANY COMMUNITY CORRESPONDENCE, AND PLACED TWO NOTICES IN THE LOCAL NEWSPAPER.

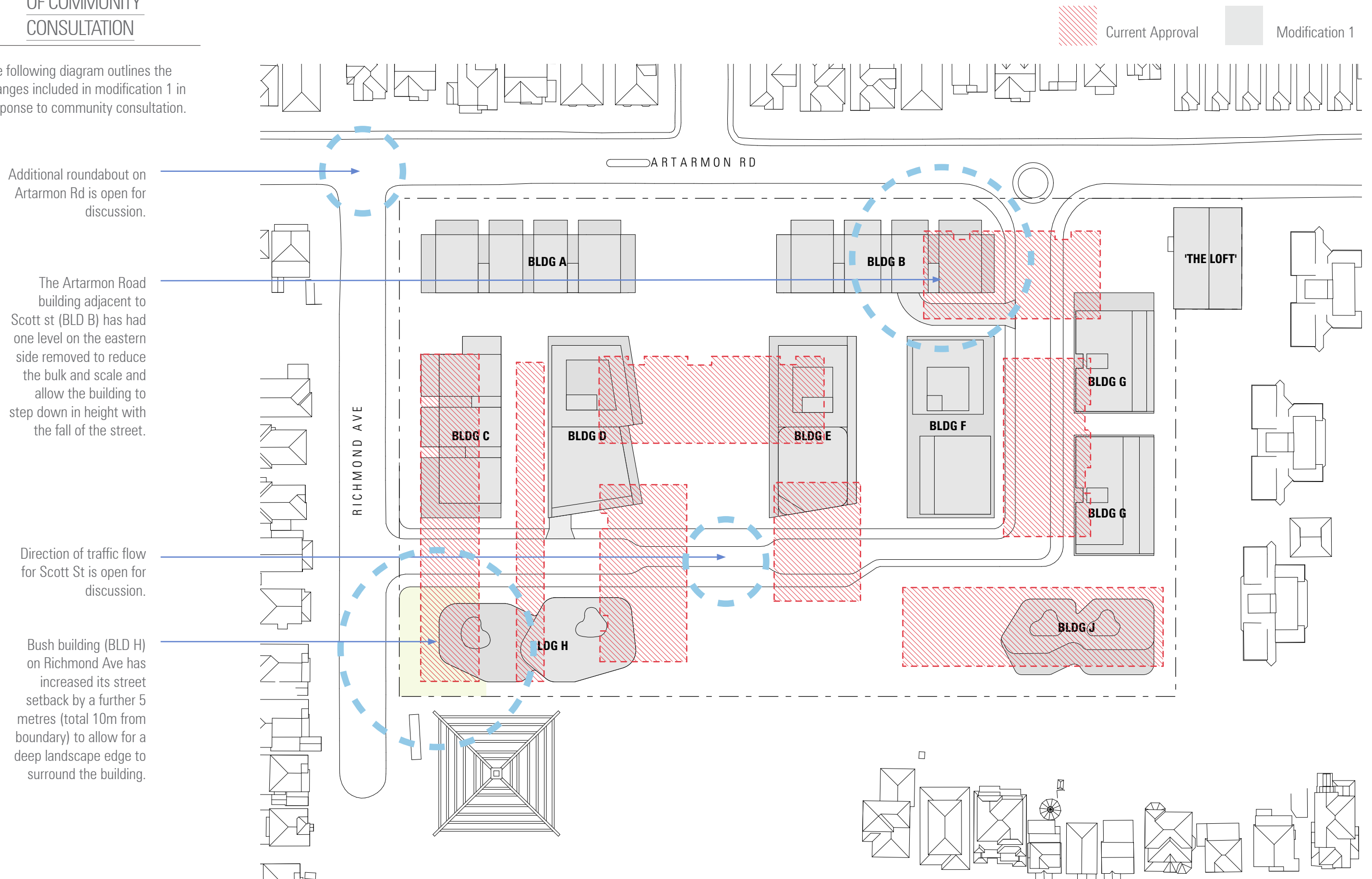
1.9 CHANGES SUBSEQUENT TO A NEW ROUND OF COMMUNITY CONSULTATION

In response to the new round of community consultation conducted in May 2016 for modification 1 the following feedback was received. Whilst many residents recognised an improved urban design outcome, the primary concerns still focused on density and height of buildings.

COMMUNITY CONCERN	- OVERSHADOWING - HEIGHT	- DENSITY OF DWELLINGS - PUBLIC TRANSPORT - EDUCATION AND SCHOOLS	- TRAFFIC AND LOCAL ROADS - PARKING	COMMUNITY CONSULTATION
CHANGES ADOPTED IN THIS REPORT IN RESPONSE TO COMMUNITY FEEDBACK RECEIVED TO THE MODIFIED DESIGN	- WHILST THE LOW SCALE RESIDENTIAL BUILDINGS ON ARTARMON ROAD AND RICHMOND AVE WERE GENERALLY ACCEPTED, CHROFI HAS SINCE MODIFIED THE MASSING TO FURTHER REDUCE THEIR BULK AND VISUAL IMPACT - BUSH BUILDING (BLD H) ON RICHMOND AVE HAS INCREASED ITS STREET SETBACK BY A FURTHER 5 METRES (TOTAL 10M FROM BOUNDARY) TO ALLOW FOR A DEEP LANDSCAPE EDGE TO SURROUND THE BUILDING. - THE ARTARMON ROAD BUILDING ADJACENT TO SCOTT ST (BLD B) HAS HAD ONE LEVEL ON THE EASTERN SIDE REMOVED TO REDUCE THE BULK AND SCALE AND ALLOW THE BUILDING TO STEP DOWN IN HEIGHT WITH THE FALL OF THE STREET	WHILST THE ADDITIONAL POPULATION IS RECOGNISED, THE IMPACTS OF THE PROPOSAL ARE REDUCED BY SPECIFIC IMPROVEMENTS ON: - TRAFFIC - VISUAL BULK REDUCTION - REDUCED OVER SHADOWING - INCREASED OPEN SPACE - THE QUANTITY OF COMMERCIAL SPACE ON THE SITE WAS DISCUSSED BY THE PUBLIC. SOME RESIDENTS WISHED TO PROTECT WILLOUGHBY ROAD COMMERCIAL AREA, WHILST OTHERS SUGGESTED A SMALL CORNER STORE, SUPERMARKET OR CAFE. THIS WILL BE FURTHER CONSULTED WITH THE PUBLIC TO REACH AN AGREEMENT.	VPA MONETARY OFFER TO WILLOUGHBY COUNCIL TO ADDRESS THE WILLOUGHBY ROAD/ ARTARMON ROAD INTERSECTION TO MITIGATE TRAFFIC IMPACTS COMMUNITY FEEDBACK HAS BEEN RECEIVED AND CAN BE ADDRESSED FOR A NUMBER OF ISSUES, ONCE COMMUNITY CONSENSUS IS CONFIRMED. THESE ISSUES INCLUDE: - ROUNDABOUT ON ARTARMON ROAD, - AN ADDITIONAL ROUNDABOUT ON THE CORNER OF RICHMOND AVE AND ARTARMON RD, - LIMITING THE DIRECTION OF TRAFFIC FLOW. FURTHER PUBLIC CONSULTATION WILL BE CONDUCTED TO ENSURE THE TRAFFIC SUGGESTIONS SUPPORT BY THE MAJORITY OF THE PUBLIC ARE REVIEWED BY THE TRAFFIC CONSULTANT AND INCORPORATED INTO THE DESIGN IF APPROPRIATE.	AS NOTED, FURTHER COMMUNITY CONSULTATION IS PLANNED THROUGHOUT THE ONGOING PROCESS TO DISCUSS AND RESOLVE OUTSTANDING ITEMS.

1.10 CHANGES SUBSEQUENT TO A NEW ROUND OF COMMUNITY CONSULTATION

The following diagram outlines the changes included in modification 1 in response to community consultation.



1.11 CHANGES FROM MODIFICATION 1 TO 2

Post community consultation, the proposed modification 1 under went peer expert review. Architectus and AJ+C reviewed the architectural merit of the scheme for Willoughby Council, and the Government Architects Office reviewed the scheme for the Department of Planning.

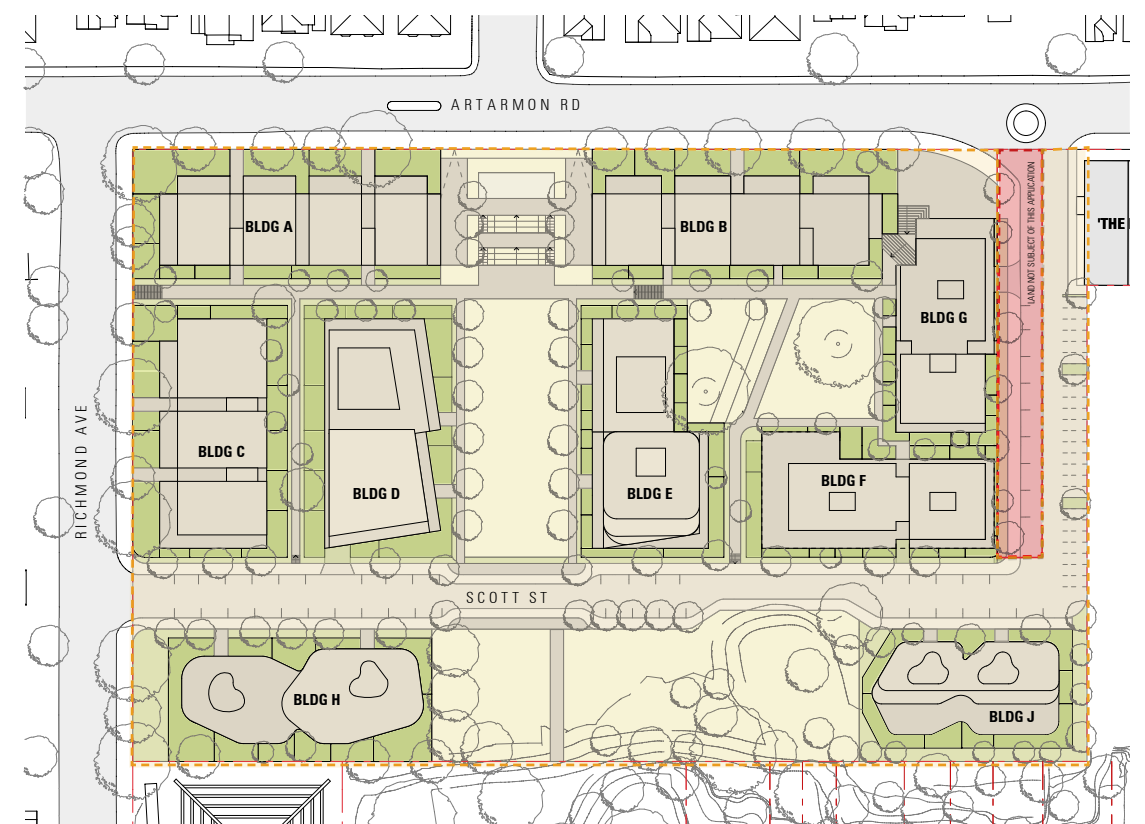
In summary all experts provided a complementary review of the scheme, suggesting modification 1 represented a significant improvement on the current approval for the site. AJ+C stated “the proposed amendment is a commendable improvement on the approved concept plan”. Architectus stated “Generally the modification is a vast improvement on the approved scheme in terms of layout, interface with surroundings and open space connectivity” and “It is a very skillful design, very well resolved.” (Michael Harrison). The Government Architect Office stated “Many aspects of the Concept Plan provide improved outcomes for the site and surrounding local area and the design has addressed many of the comments raised previously by GAO”.

Some design improvements were suggested and have been incorporated into modification 2. Broadly these include retention of tree 32, ensuring the amenity of ground floor apartments, ensuring the public domain had a good level relationship with adjoining buildings and reviewing the impact on Walter St.

The Department of Planning summarised these key concerns and requests for additional information in Schedule 1. These responses have been considered and incorporated into this modification 2.

Following the advice of Willoughby City Council that they do not consent to the inclusion of Scott Street within Concept Plan Approval, as it is proposed to be modified, it became also necessary for a new Modification 2 Application to be submitted which excludes this land. The following diagram indicates the 919.9m² portion of Scott St belonging to Willoughby Council which includes part of the road width, one curb and the road reserve.

The following page summarises the key changes between modification 1 and 2 due to the feedback received above.

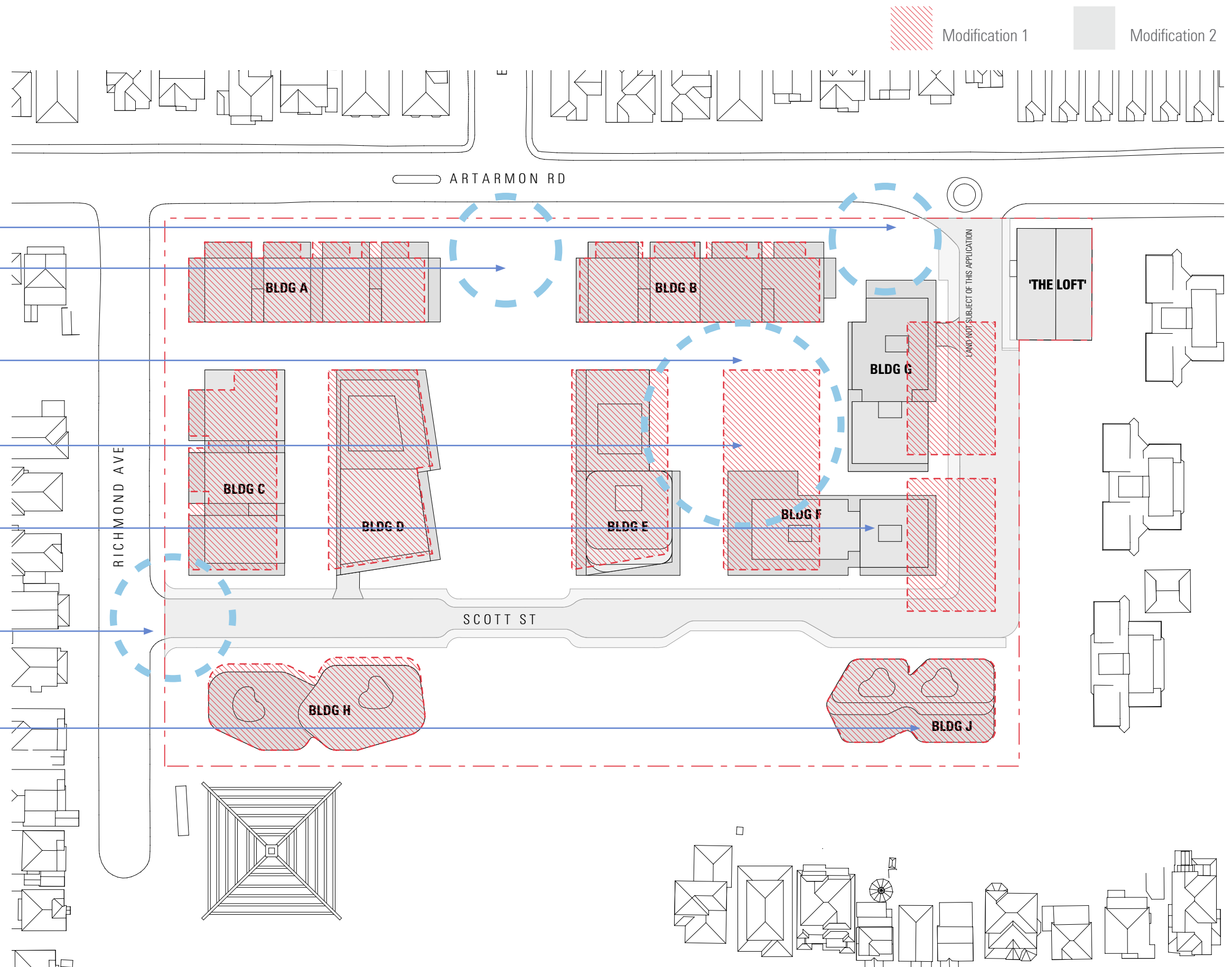


Red indicated the portion of Scott St owned by Willoughby Council - now excluded from the Concept Plan in this modification.

1.12 CHANGES FROM MODIFICATION 1 TO 2

The following diagram outlines the changes in modification 1 verse the current modification 2.

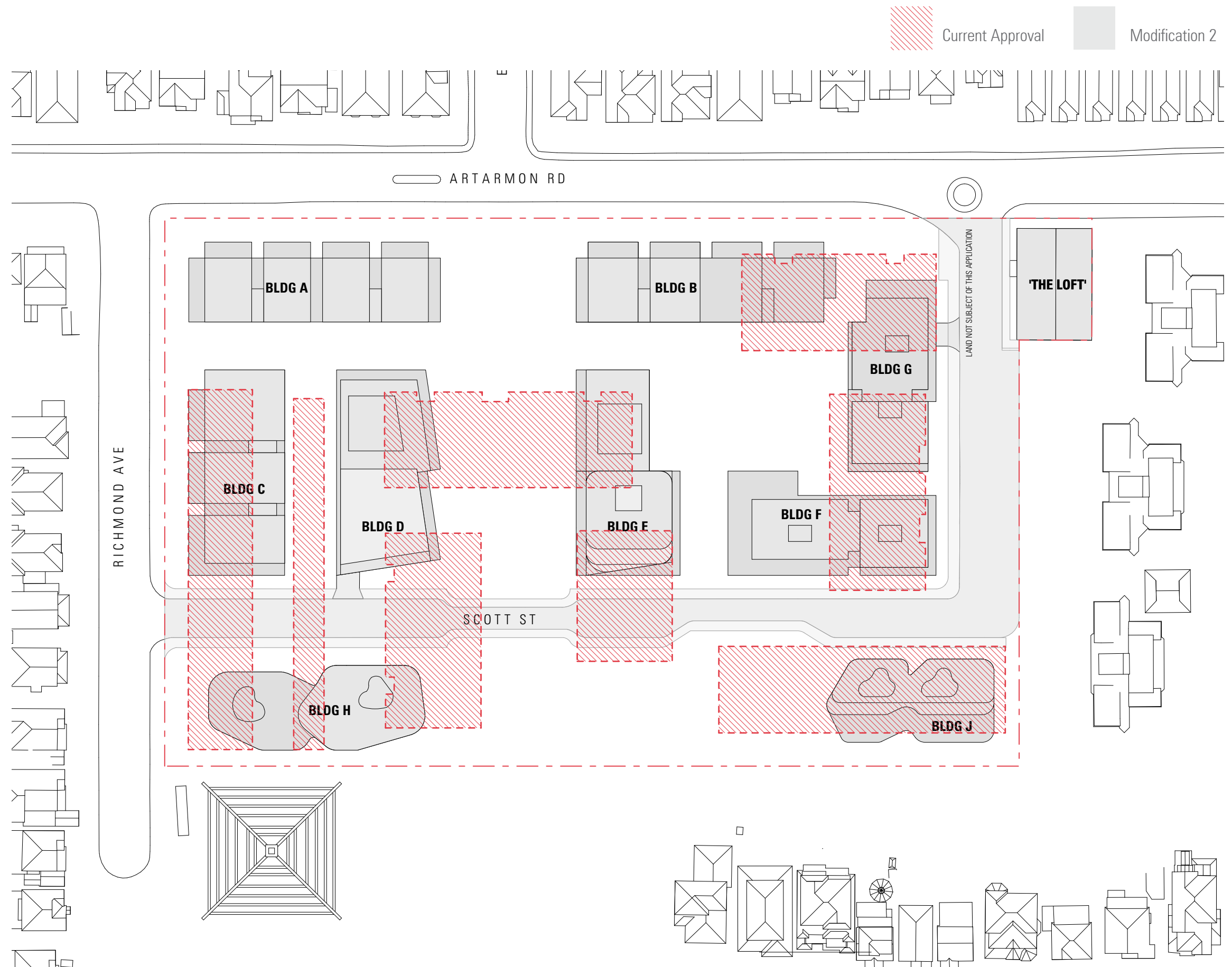
- Scott St retained in its original position. The public square is moved west of Scott St to allow the road to maintain its original position
- BLD A and B aligned to the park width. Central park reduced in width by 1m
- Pedestrian through site links strengthened by moving driveway entry
- Tree 32 retained and new courtyard created by rotating BLDG F
- New BLDG F and G move away from the boundary to suit Scott St and the new courtyard.
- Scott St moved marginally south reducing BLD H. BLDs to the north of Scott St marginally increased.
- BLD J top levels setback



1.13 CHANGES FROM MODIFICATION 2

For clarity the following diagram outlines the changes in the current modification 2 verse the approval.

This diagram demonstrates that the massing to the south of the site is significantly reduced and moved back up into the site. The ambiguous arrangement of buildings is replaced with a clear logic. Artarmon Rd and Richmond Ave are completed with low scale street buildings.



1.14 COMMUNITY FEEDBACK
MAIN ISSUES

Whilst the community generally recognised improvements in the urban design and public domain, their main concerns regarding height and density remained. Height and density in themselves are metrics, understood and assessed by their impacts. The proposed design aims to justify the height and density on all listed impacts, demonstrating no additional impact is caused by the proposed scheme over the approved scheme. Section 3 and 5 of this report and the appendices all provide detailed analysis of each impact in comparison to the approved scheme.

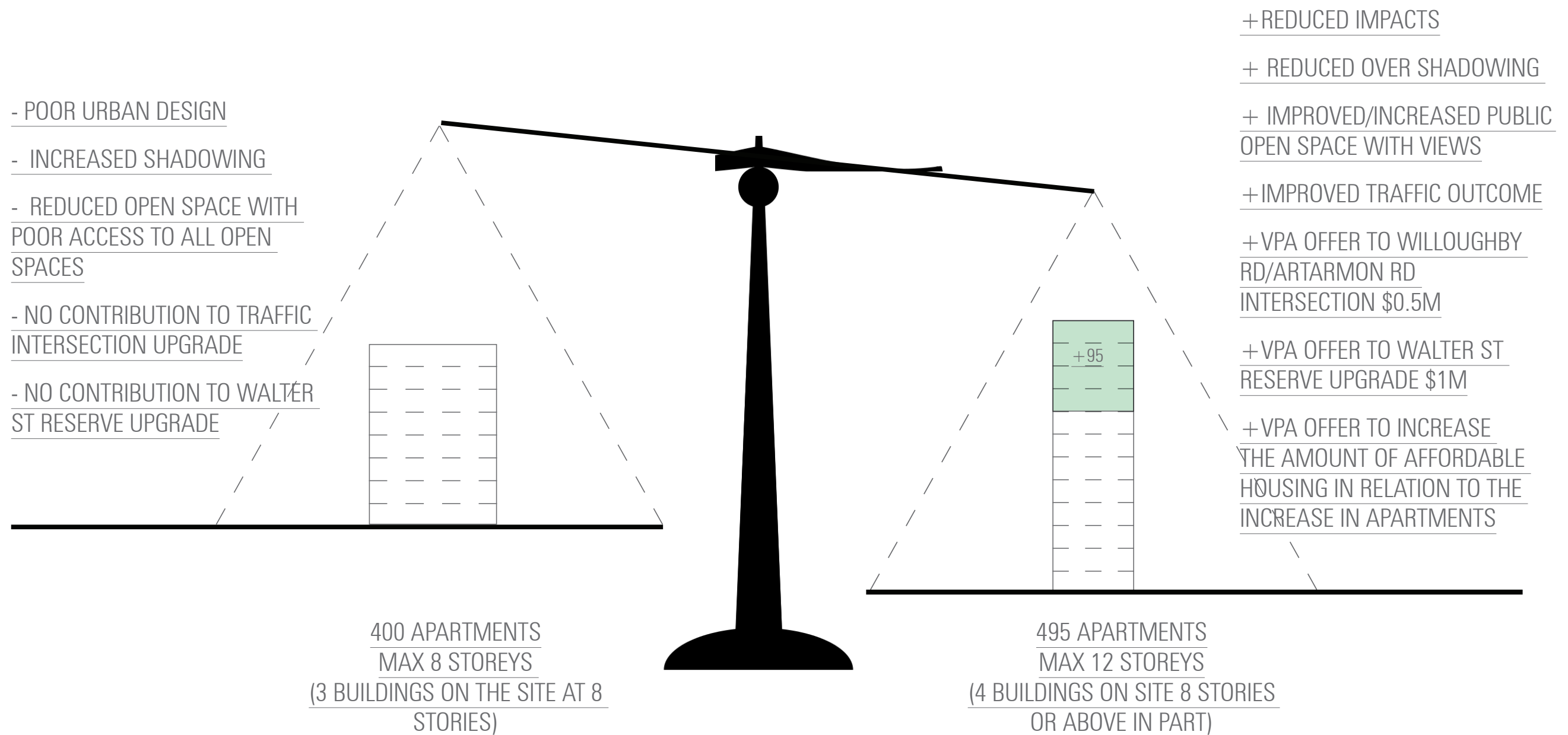
The AJ+C review suggested Willoughby council should ‘accept the proposed building heights because the site is large enough to create its own amenity, the additional heights will be difficult to see from the surrounding local streets, the building floorplates are relatively small and so will not be bulky, the site is close to public transport for density optimisation and strategically, large sites should contribute to achieving dwelling targets as much as is reasonable”.

METRIC		IMPACTS	
	HEIGHT	VISUAL IMPACT OVERSHADOWING	
	DENSITY	TRAFFIC PARKING SCHOOLS PUBLIC TRANSPORT	

1.15 BALANCING OUTCOMES WITH COMMUNITY INTEREST

As examined in the remainder of this report, the design ambition for this modification 2 was to create the ideal urban design for the site. The resultant form was then analysed for yield producing an increase in apartments whilst still visually looking less bulky and overshadowing neighbouring sites less.

In addition to a stronger urban design and better public outcomes, which will be analysed in detail in the following sections of this report, this application offers significant VPA contributions to help mitigate the impact of additional apartments.



1.16 INTENDED PROCESS MOVING FORWARD

Design excellence is at the forefront of this Modification No. 2, and subsequent stages of work. If approval for the modification is granted, CHROFI will proceed with creating a masterplanning document for each building providing further analysis of building form, massing, articulation, materiality and apartment amenity. The five architects engaged for the design competition will be invited to complete buildings, bringing their unique architectural approach and detail to each design.

This masterplanning document will be created to ensure the design principles established by CHROFI are maintained and enhanced through subsequent design phases.

Each individual building will be subject to its own development application to be assessed by Willoughby City Council. The community will be invited to consult at each of these applications.

OPPORTUNITIES FOR
INDIVIDUAL EXPRESSION

A COMMON DATUM

A SITE THAT FALLS

