



# 6 - 30 ARTARMON RD WILLOUGHBY

**On Behalf of Euro Properties and Lotus Property Fund No.8**

27.11.18

# INTRODUCTION





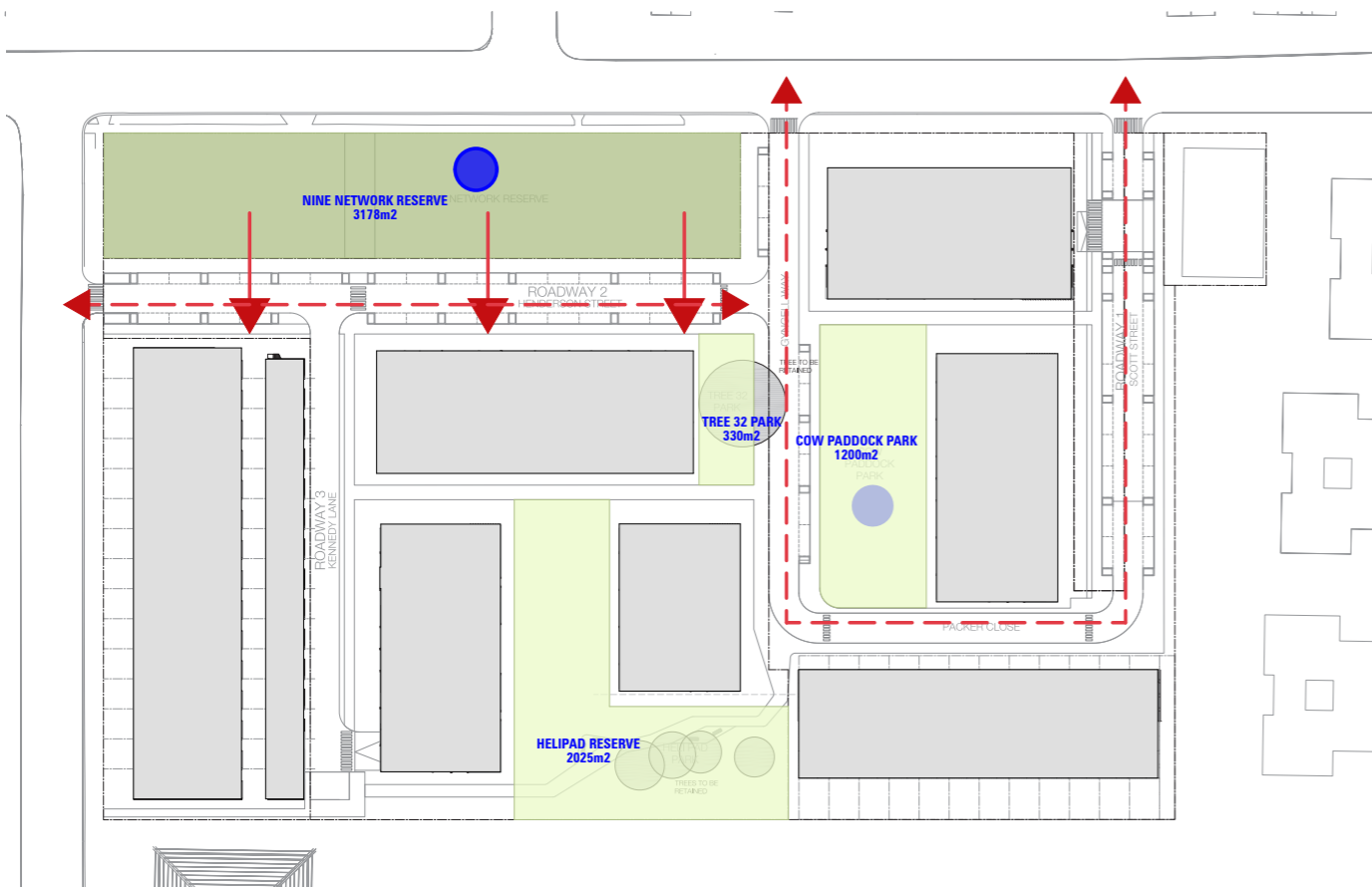
## THE VIEW

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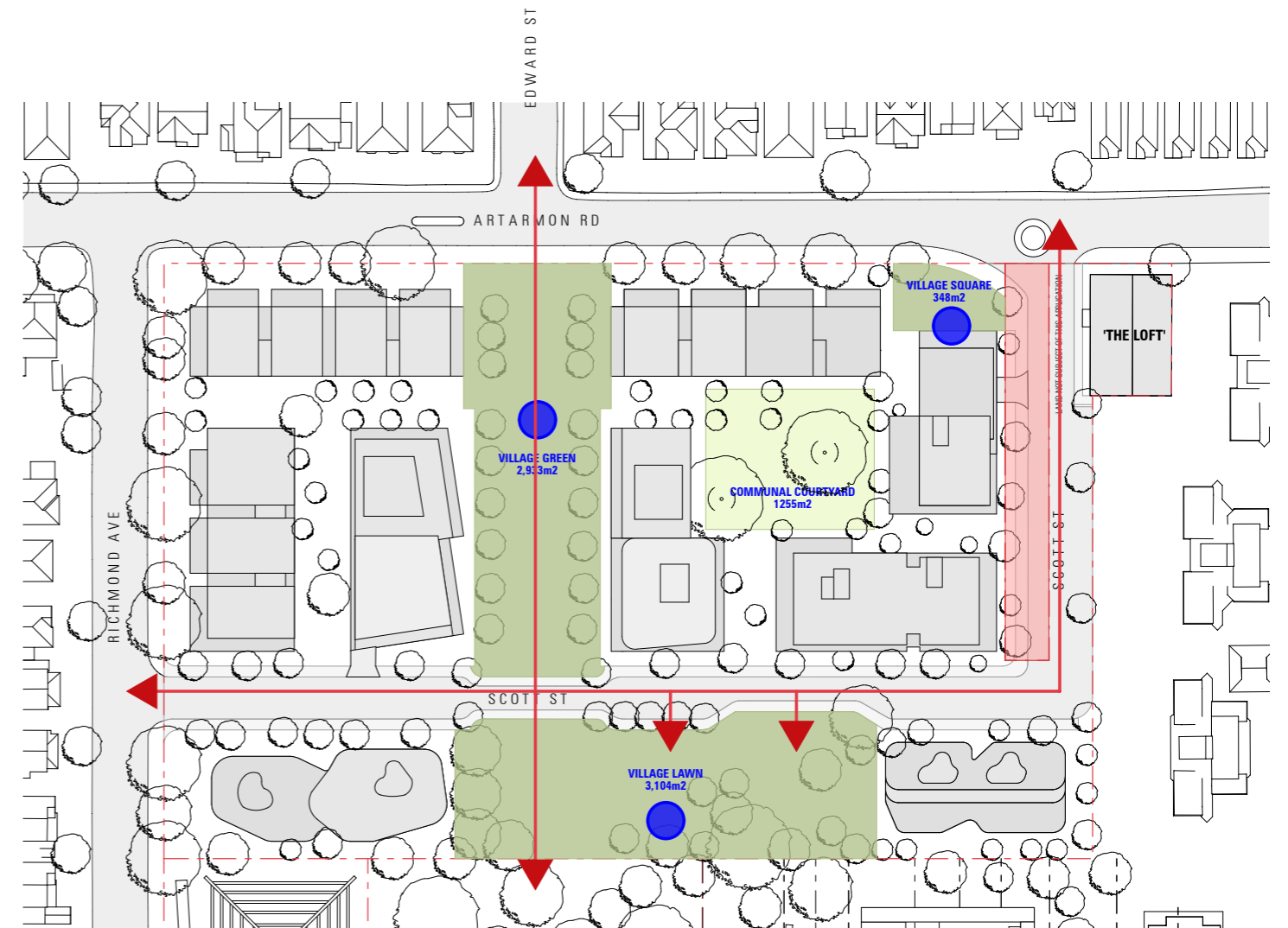


# A NEW VISION

## APPROVED SCHEME



## PROPOSED SCHEME



## A PUBLIC CLIFF-TOP LAWN WITH CITY VIEWS



## VILLAGE GREEN WITH CITY VIEWS



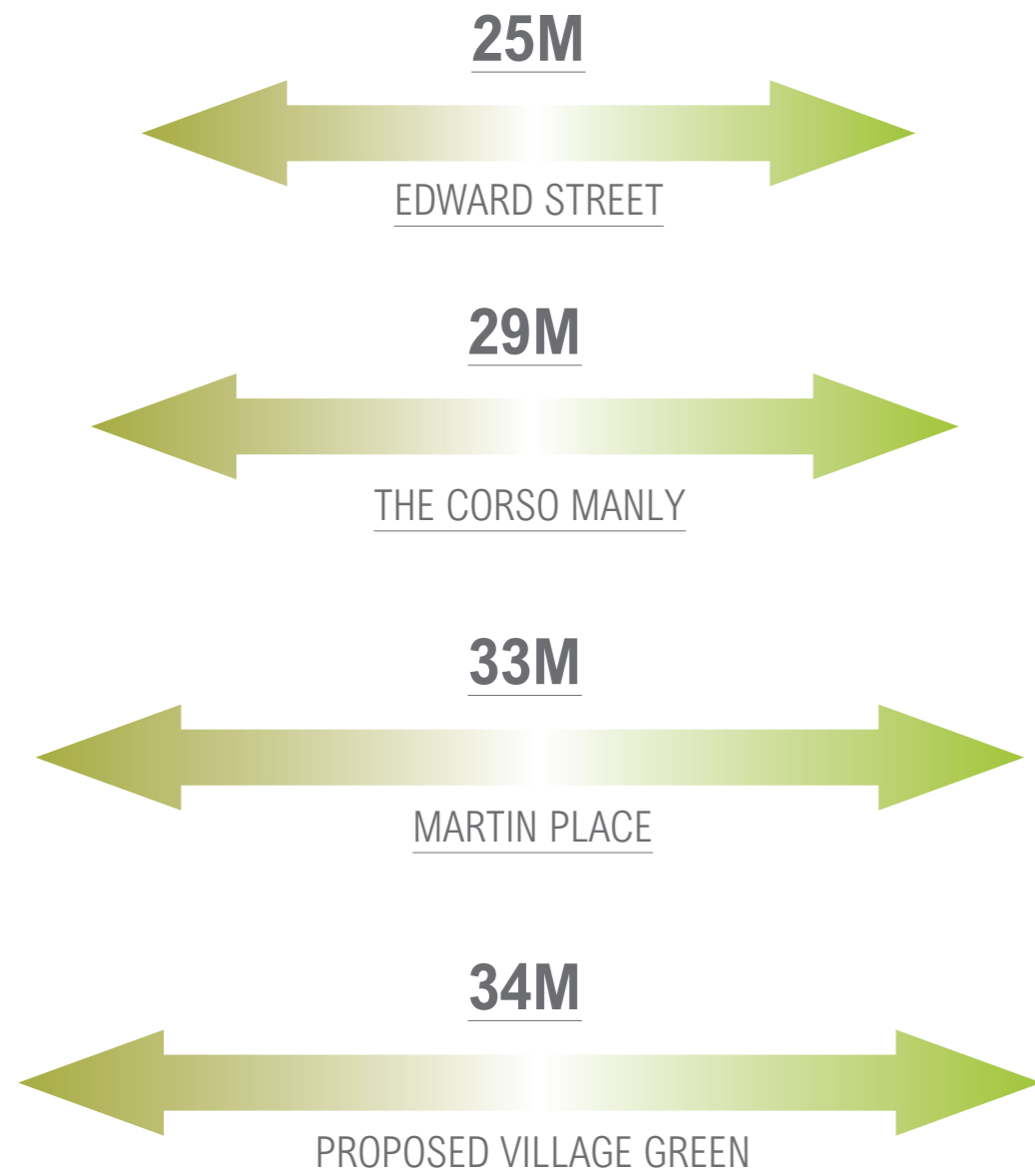
VILLAGE GREEN FROM ARTARMON ROAD  
TO THE CITY VIEW





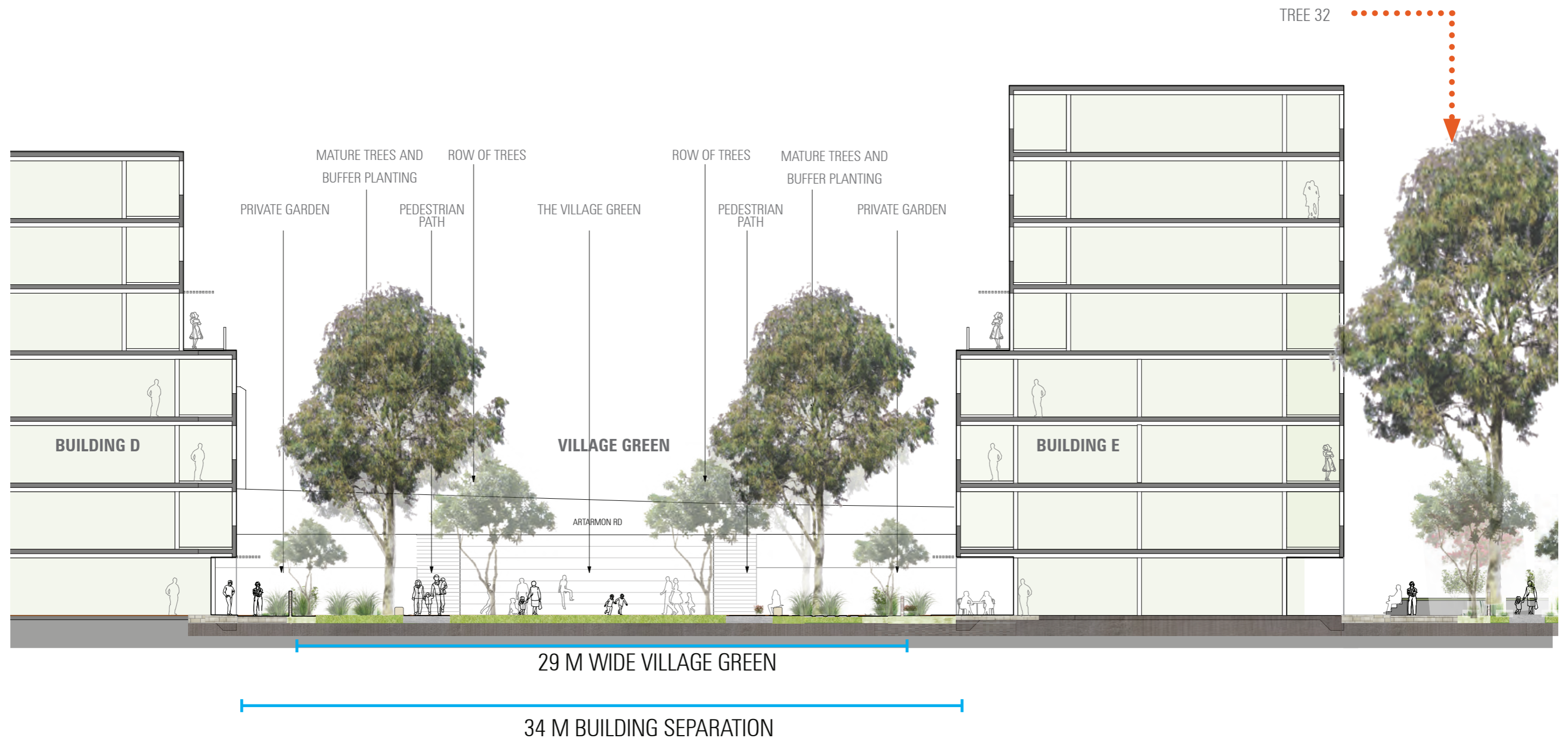
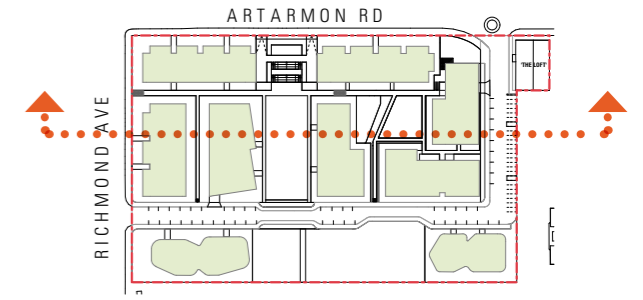
BUILDING SEPARATION  
- A CIVIC SCALED VILLAGE GREEN

SCALE COMPARISON - BUILDING SEPARATION



DETAILED DESIGN THAT WILL DEFINE THE PARK EDGE AND CREATE PUBLIC ROADS AT EACH END OF THE PARK

# LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN - VILLAGE GREEN

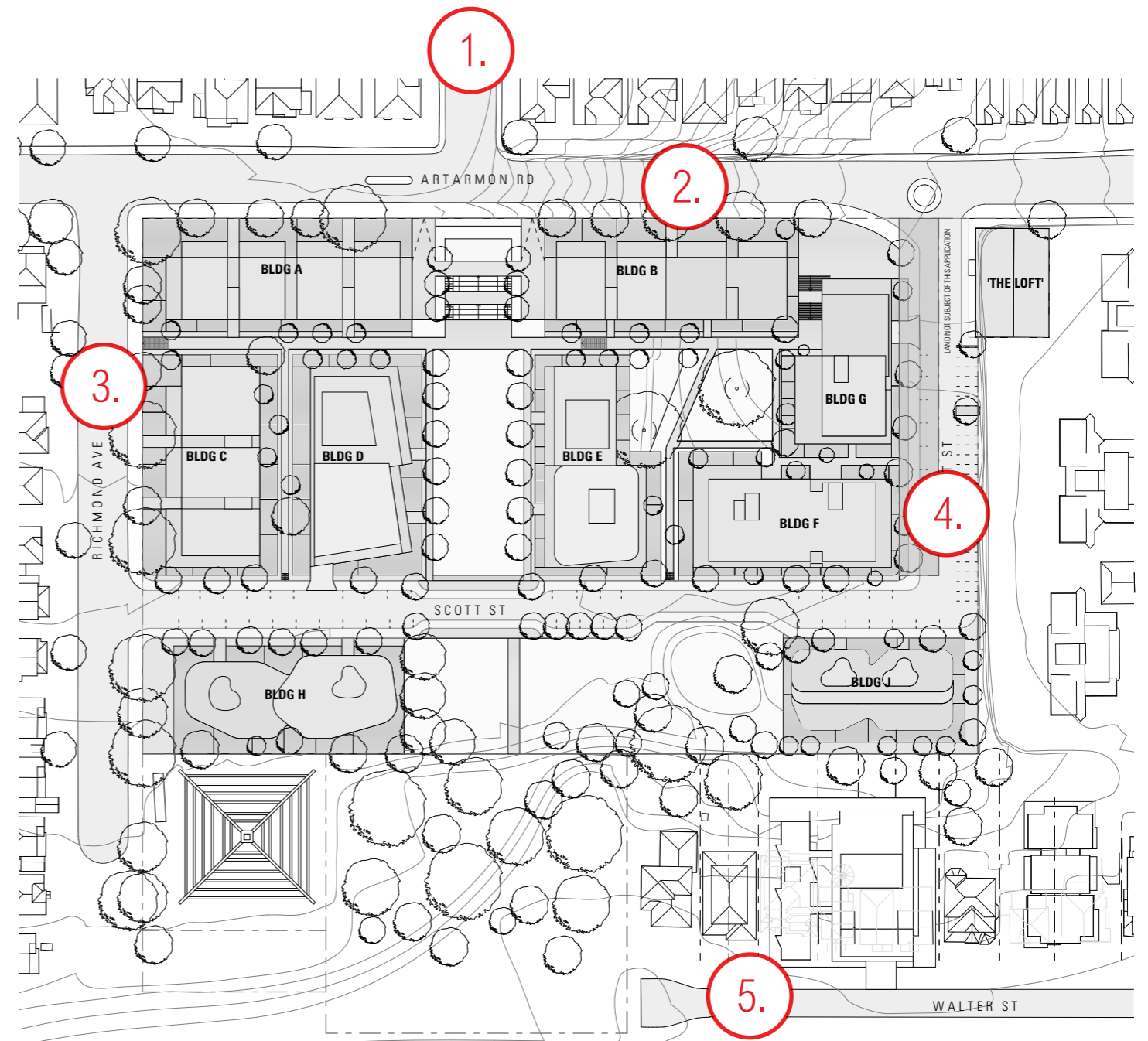


# VILLAGE PLAZA ON ARTARMON ROAD



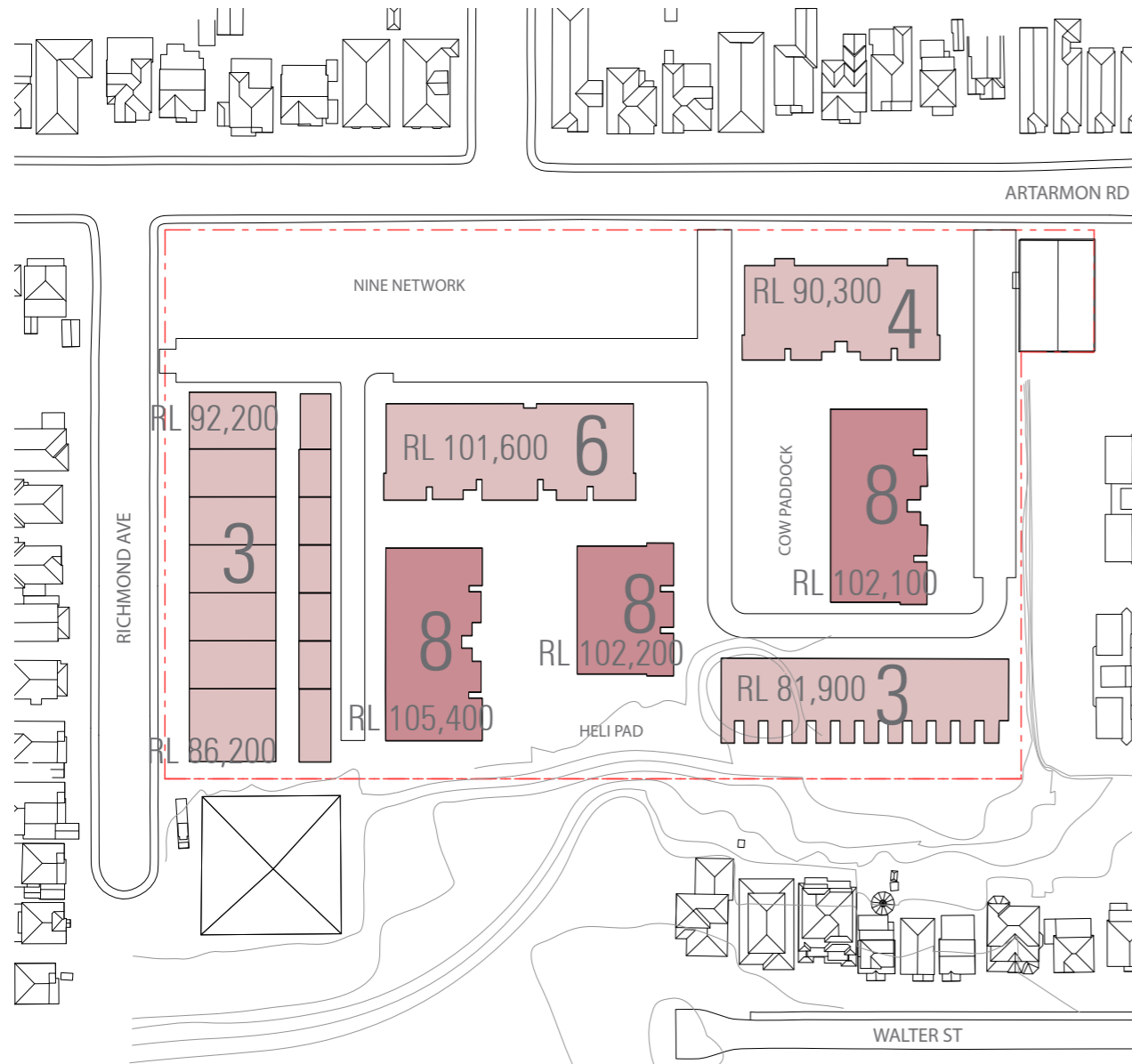
# BUILT FORM AND INTERFACE

|    |                           |            |
|----|---------------------------|------------|
| 1. | EDWARD STREET             | IMPROVED   |
| 2. | ARTARMON ROAD             | COMPARABLE |
| 3. | RICHMOND AVE              | COMPARABLE |
| 4. | SCOTT STREET / CASTLEVALE | IMPROVED   |
| 5. | WALTER STREET             | IMPROVED   |



# STREET SCALE COMPARISON

## APPROVED SCHEME



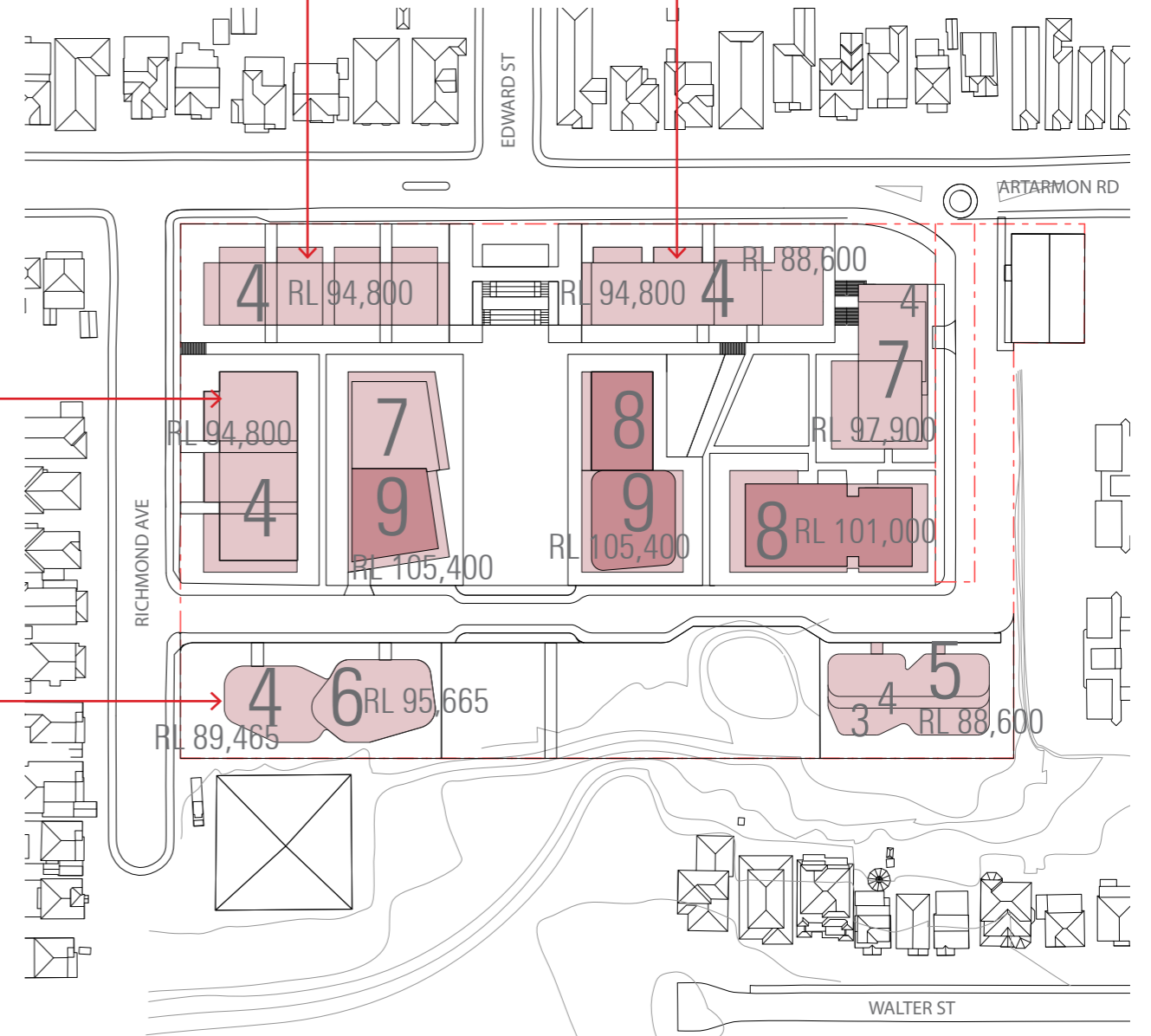
## PROPOSED SCHEME

1 additional level - setback.  
Parapet 1.1m higher than approved.  
Additional RL noted is for plant (previously not included in approved scheme. Plant will be setback from parapet edge to ensure no visual impact.)

New Building

Same number of levels.  
Building steps up the steep street in a different position. Proposed building is lower in the east than approved and higher to the west to match the street.

1 additional level with 4m increased street setback.  
Parapet 1.7m higher than approved.  
Additional RL noted is for plant (previously not included in approved scheme.)

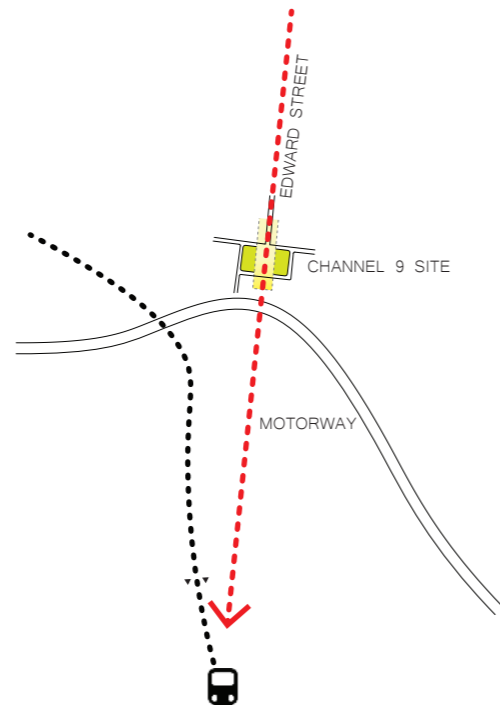


VIEW AXIS ON EDWARD STREET THROUGH THE SITE

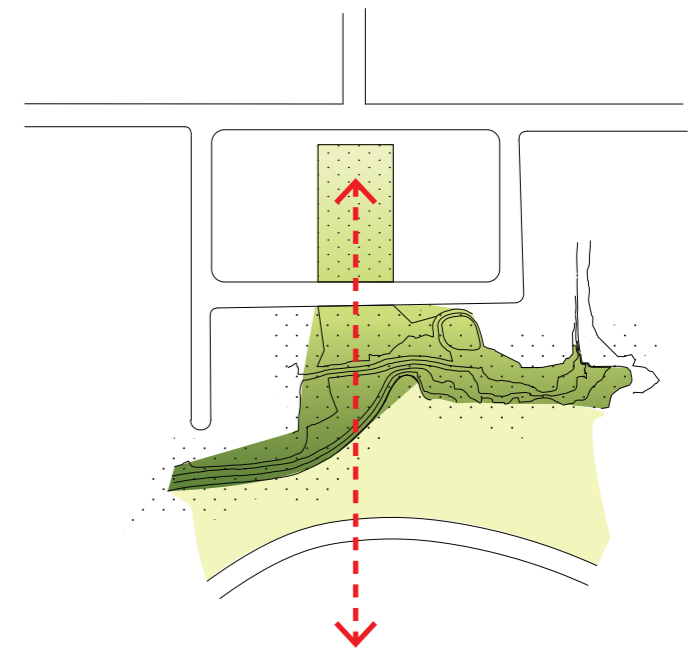
1.



APPROVED  
VISUAL BLOCKAGE

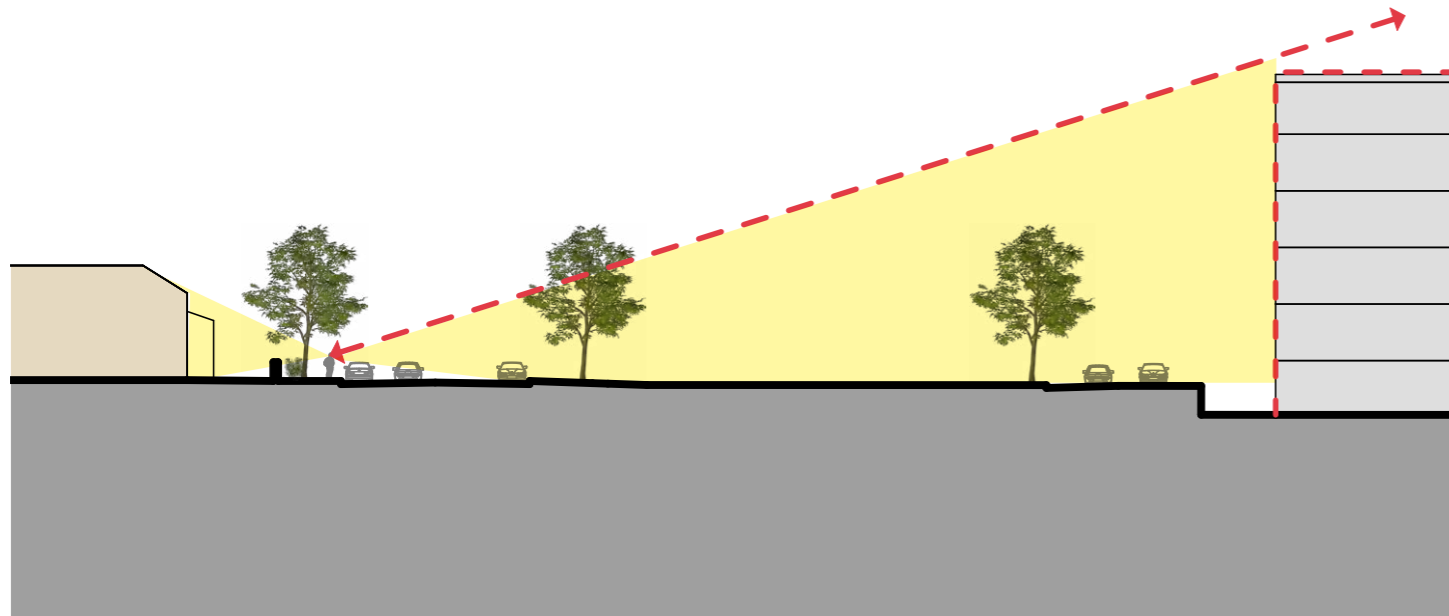


PROPOSED  
OPENING UP PUBLIC VIEWS

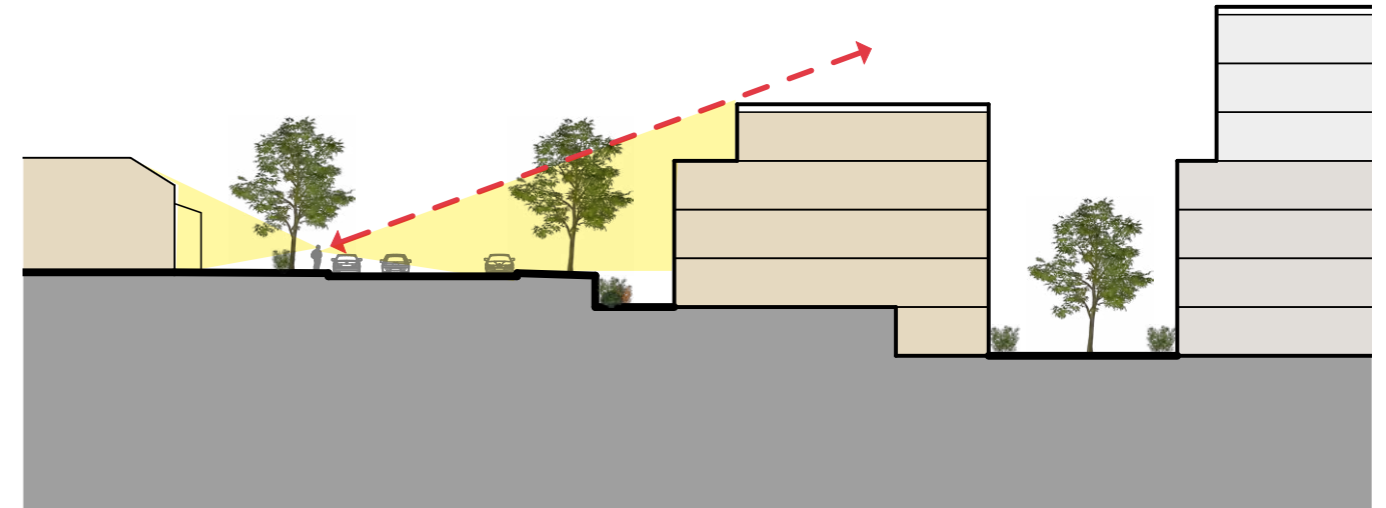


COMPARABLE BUILDING SCALE  
ARTARMON ROAD

2.



APPROVED MASSING - PARK ON ARTARMON ROAD WITH FULL 6 STOREYS VISIBLE



PROPOSED MASSING - COMPLETES THE STREET, BETTER TRANSITION, SHIELDS THE MASSING

A LOW SCALE BUILT FORM ON THE STREET -  
ARTARMON ROAD VIEW

2.





COURTYARD APARTMENTS  
PRECEDENT 1 -  
HARBORD DIGGERS



CHROFI

COURTYARD APARTMENTS  
PRECEDENT 1 -  
HARBORD DIGGERS



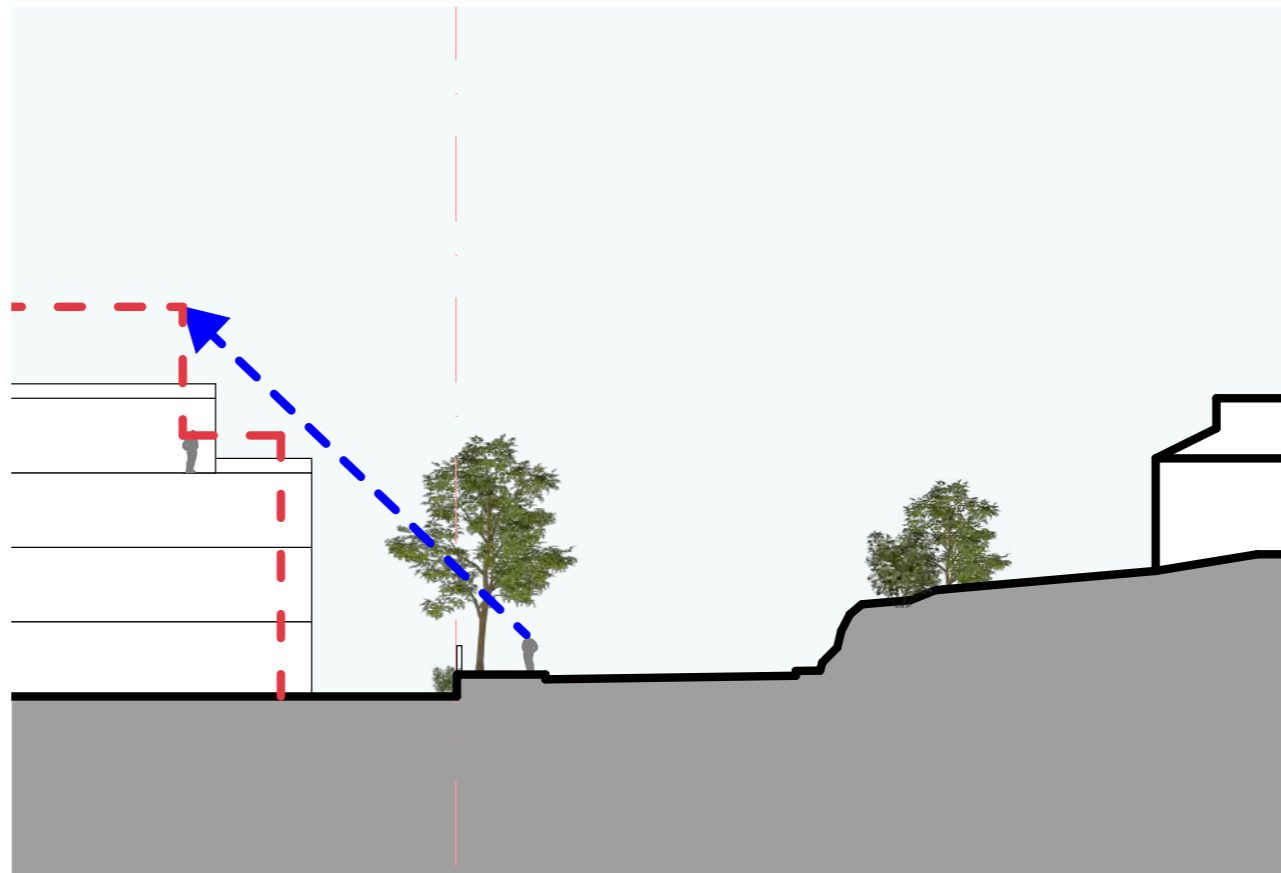
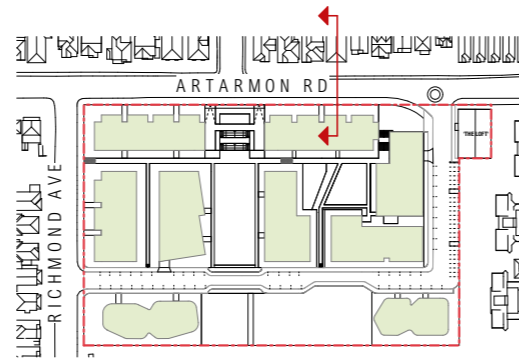
COURTYARD APARTMENTS  
PRECEDENT 2  
ARTARMON ROAD



Site images of 1A Artarmon Road  
SOURCE: realestate.com.au - 1/1a Artarmon Rd

COMPARABLE BUILDING SCALE  
ARTARMON ROAD

2.

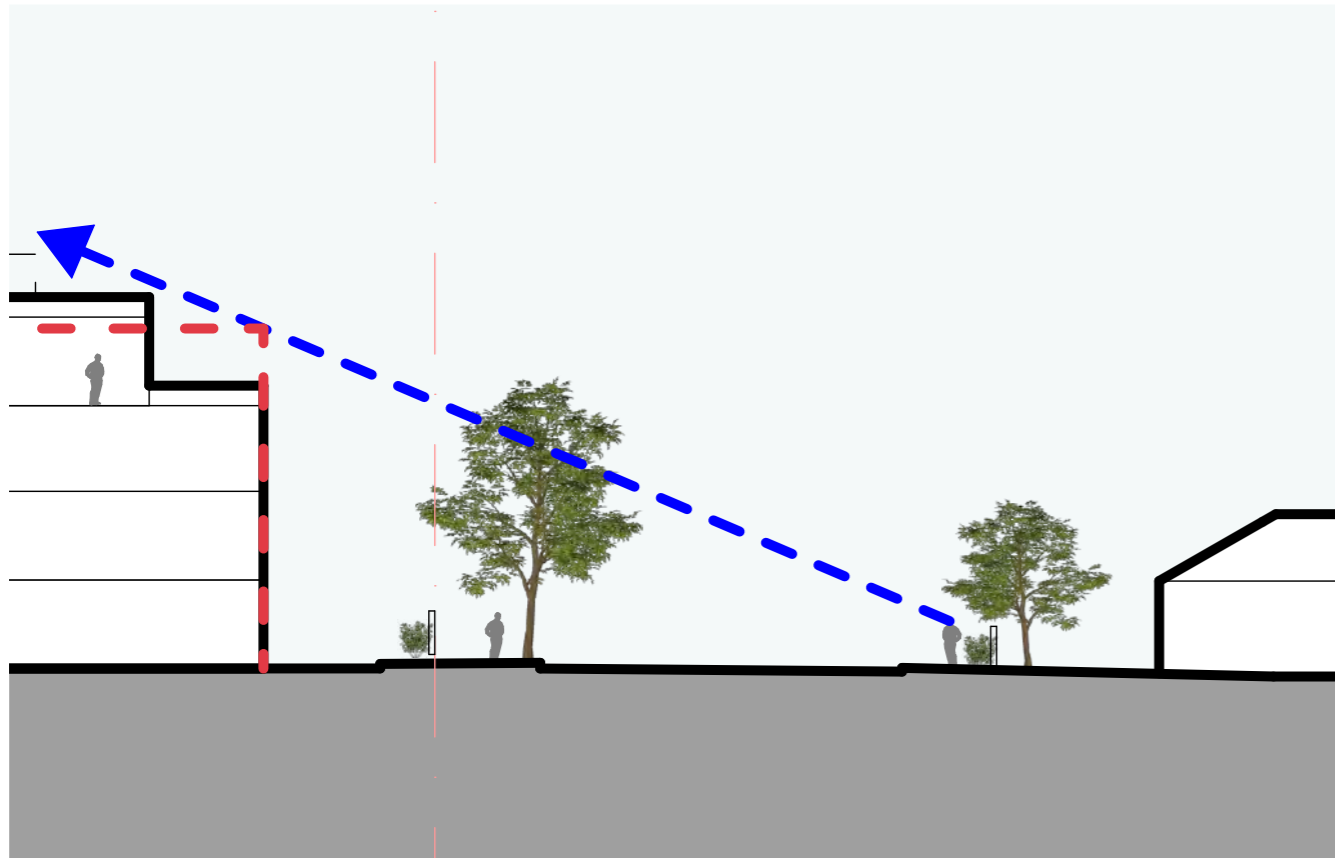
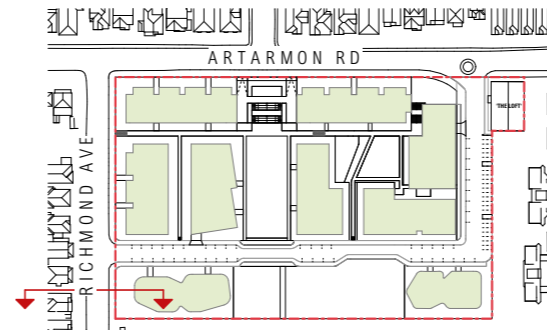
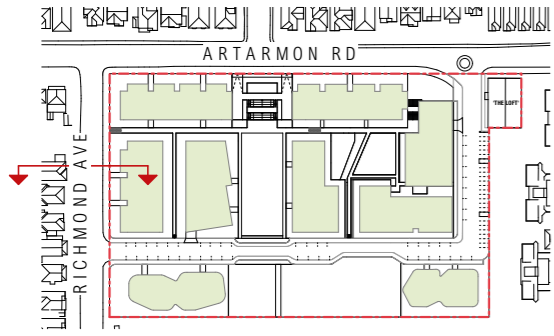


BUILDING B - COMPARABLE BUILT FORM VISIBLE FROM ARTARMON ROAD

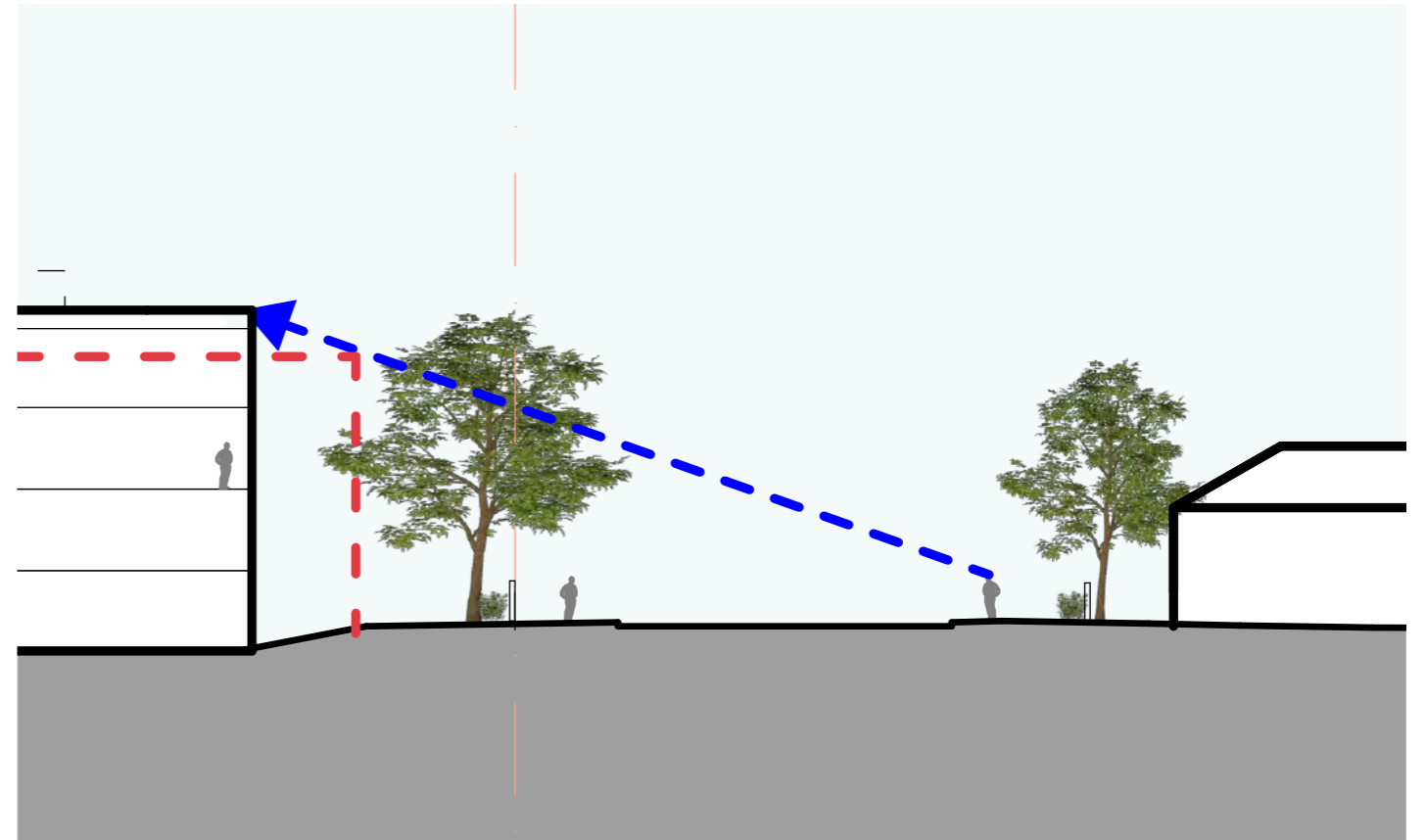
-  APPROVED TOWN HOUSES ENVELOPE
-  PROPOSED ENVELOPE

# COMPARABLE BUILDING SCALE RICHMOND AVE

3.



TYPICAL SECTION - COMPARABLE BUILT FORM VISIBLE



BUILDING H INCREASED SETBACK - COMPARABLE BUILT FORM VISIBLE

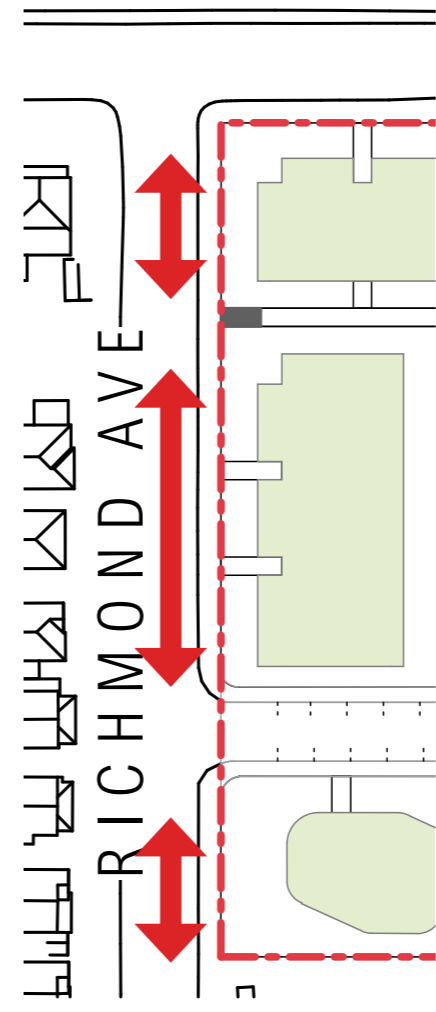
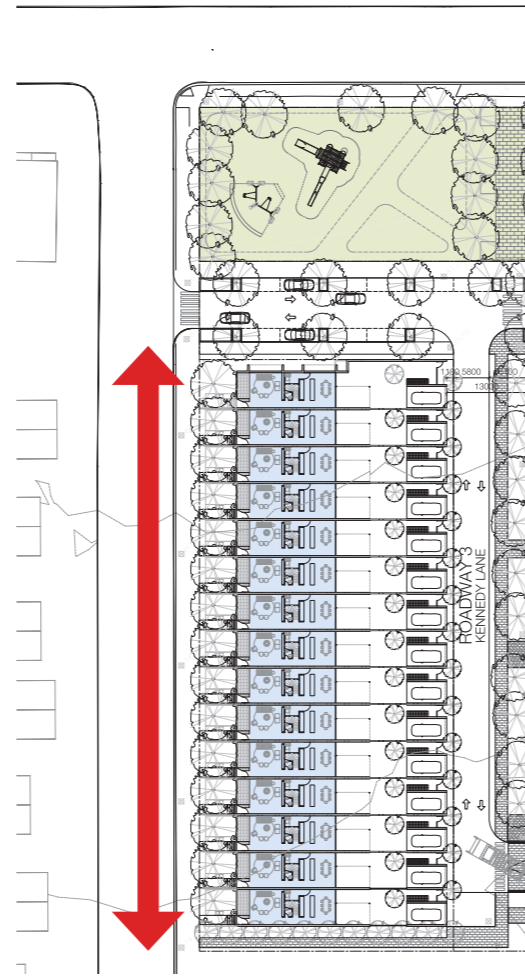
- APPROVED TOWN HOUSES ENVELOPE
- PROPOSED ENVELOPE

COMPARABLE BUILDING SCALE  
RICHMOND AVE

3.

APPROVED PLAN

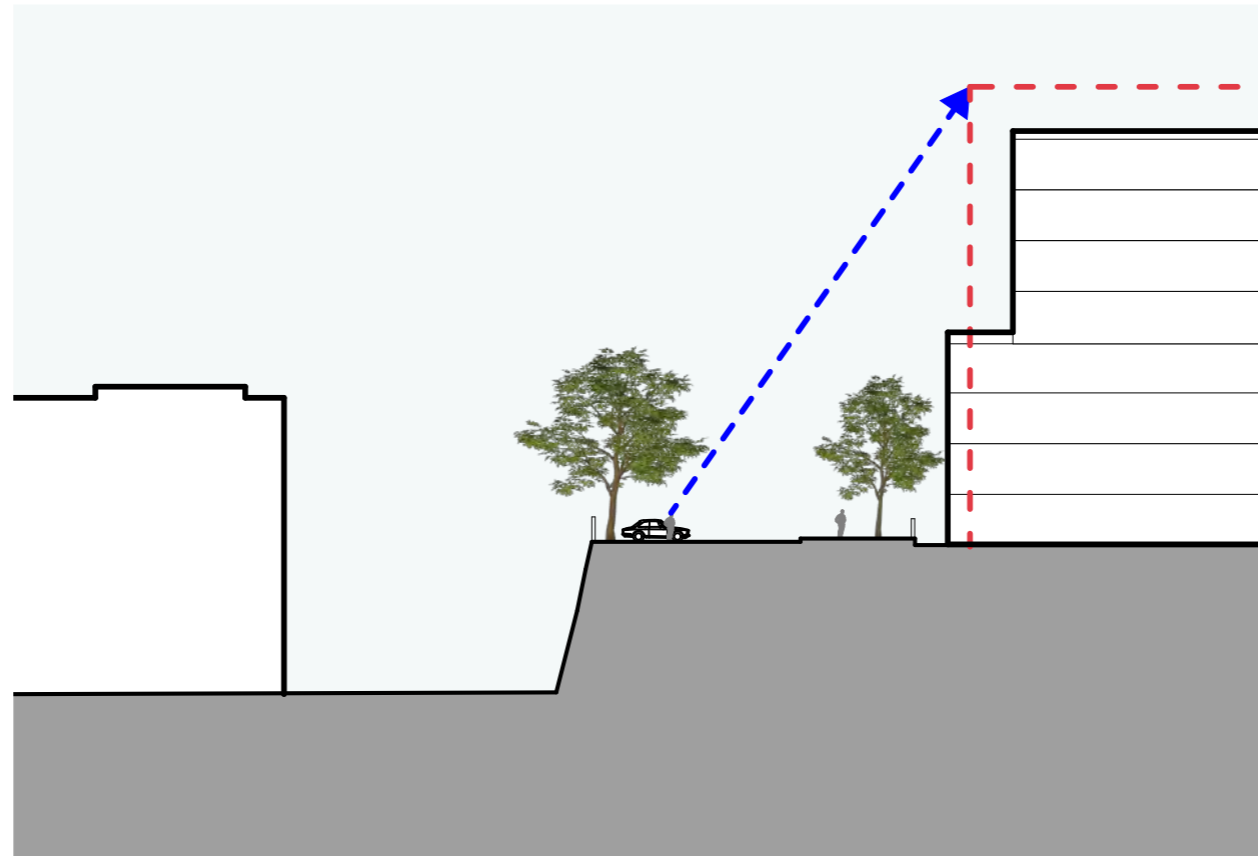
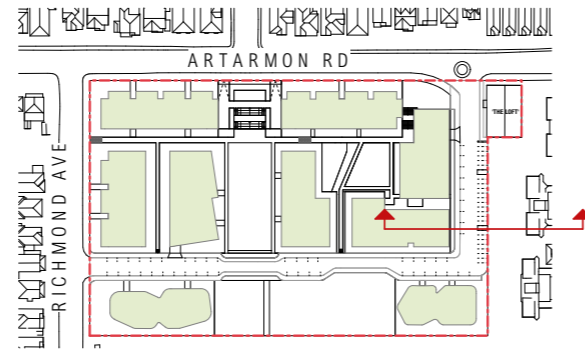
PROPOSED PLAN



UNRELENTING TOWN HOUSES OF RICHMOND AVE BROKEN DOWN WITH SCOTT STREET CONNECTION

IMPROVED BUILDING SCALE  
CASTLEVALE AND SCOTT ST

4.



HEIGHT REDUCED AND SETBACK ON UPPER LEVELS TO REDUCE IMPACT AND OVERSHADOWING TO CASTLEVALE

-  APPROVED TOWN HOUSES ENVELOPE
-  PROPOSED ENVELOPE

TRAFFIC OVERVIEW



Whilst all reasonable care has been taken to provide an accurate representation of the scheme, please note this scale is indicative only and this graphic is not suitable for accurate measurements.



### PUBLIC BENEFIT SUMMARY



DOUBLE the amount of public open space with parks that have access to city views and connection to Walter St Reserve

Affordable Housing provision on site above the DCP requirements.

\$500,000 voluntary planning offer to Willoughby Council to upgrade this intersection

\$1M voluntary planning offer to Willoughby Council to clean and upgrade Walter St Reserve

Overall the proposed scheme results in a nett reduction in overshadowing for neighbouring properties in both Walter St and Castle Vale.

ARTARMON RD

EDWARD ST

WILLOUGHBY RD

PUBLIC SQUARE

THE LOFT

VILLAGE GREEN

CASTLE VALE

RICHMOND AVE

SCOTT ST

VILLAGE LAWNS

TX TOWER

WALTER ST

WALTER ST

GORE HILL FREEWAY

STAKEHOLDER ISSUES

| ISSUE  | IMPACTS ADDRESSED  | EXPERT REVIEW   |  |
|--|--|---|--|
| <p><u>URBAN DESIGN</u></p>                     | <p><u>OPEN SPACE INCREASED AND IMPROVED</u></p>  | <p><u>GA NSW</u> ✓<br/>                     “One of the most significant improvements in the concept plan is the structure planning of the site and the location and amount of public domain provided.”</p>         | <p><u>AJC</u> ✓<br/>                     “overall site strategy and public benefit created by it in the proposed amendment is a commendable improvement on the approved concept plan”</p>  |
| <p><u>BUILT FORM HEIGHTS OVERSHADOWING</u></p> | <p><u>BUILDING HEIGHTS ARE NO HIGHER THAN APPROVED</u><br/> <u>BUILT FORM TRANSITION TO LOW SCALE SUBURB IMPROVED</u><br/> <u>OVERSHADOWING IMPROVED</u></p> | <p><u>DPE</u> ✓<br/>                     “ The Department concludes the proposal does not unreasonably impact on the surrounding area, despite an increase in density, and results in improved public benefits”</p> | <p><u>DPE</u> ✓<br/>                     “The Department concludes the proposal appropriately responds to the constraints of the site and will not result in any adverse impact on adjoining dwellings or surrounding area.”</p> |
| <p><u>TRAFFIC</u></p>                          | <p><u>TRAFFIC GENERATION REMAINS ACCEPTABLE AND HAS NO MATERIAL IMPACT</u></p>   | <p><u>SAMSA CONSULTING</u> ✓</p>  | <p><u>ARUP</u> ✓</p>   |

