



6 - 30 ARTARMON RD WILLOUGHBY

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

13.11.18

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THE PROCESS TO DATE

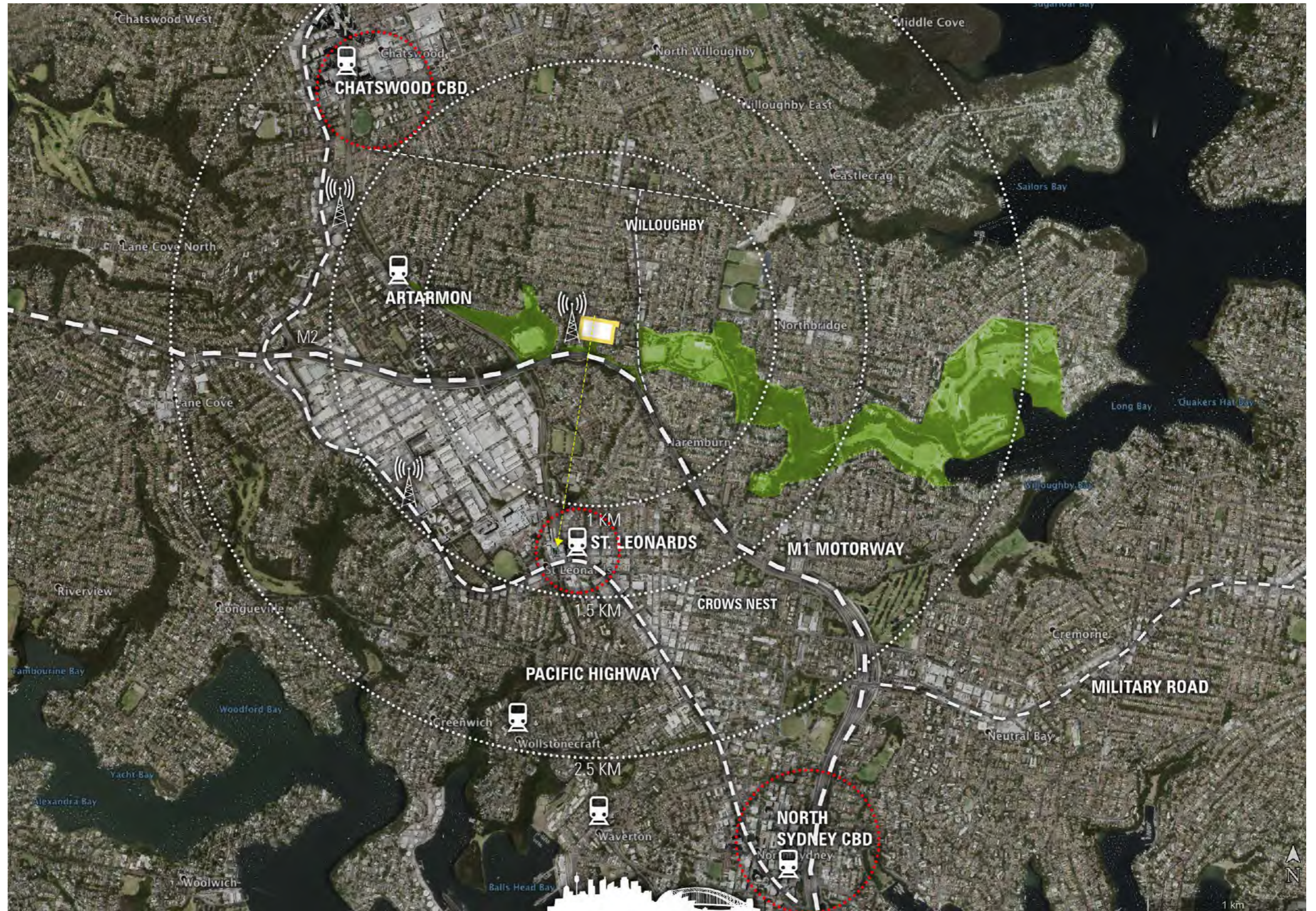
Month/ Year	Action
November 2010	Declaration of Part 3A Concept Plan + Preliminary Concept
November 2012	Concept Plan Application lodged
February-March 2013	Public exhibition of original Concept Plan
October 2013	Preferred Project Report
January 2014	DP&E recommend approval to PAC
March 2014	PAC approval
December 2014	LEC s34 conference results in revised determination by PAC
August 2015	Sale of site by Nine Network to LEPC9 Pty Ltd
November-January 2015	Architectural Design Competition
May 2016	Community drop-in sessions, meetings with Progress Associations
July 2016	MOD 1 lodged
August-September 2016	MOD 1 public exhibition
March 2017	MOD 2 lodged
April-September 2017	LEC proceedings re. Scott Street
October 2017	MOD 2 public exhibition
March 2018	Response to Submissions lodged
July-August 2018	DPE discussions and final amended plans submitted
October 2018	DPE finalise assessment and recommendation
November 2018	Independent Planning Commission meetings



THE SITE CONTEXT

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

CONNECTS TO A REGIONAL GREEN BELT



CHANNEL 9 - EXISTING ON SITE



THE SURROUNDING CONTEXT

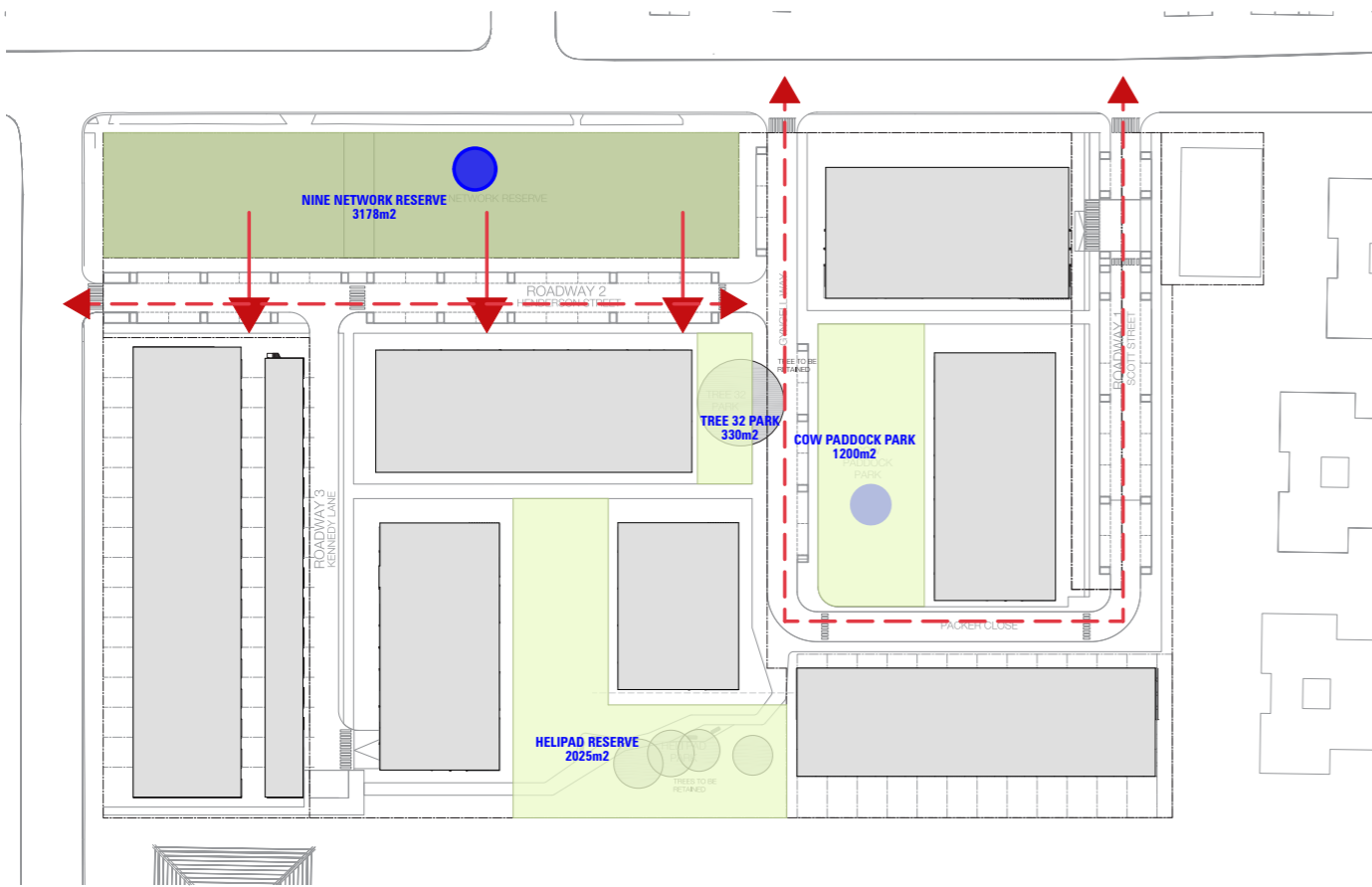


THE VIEW

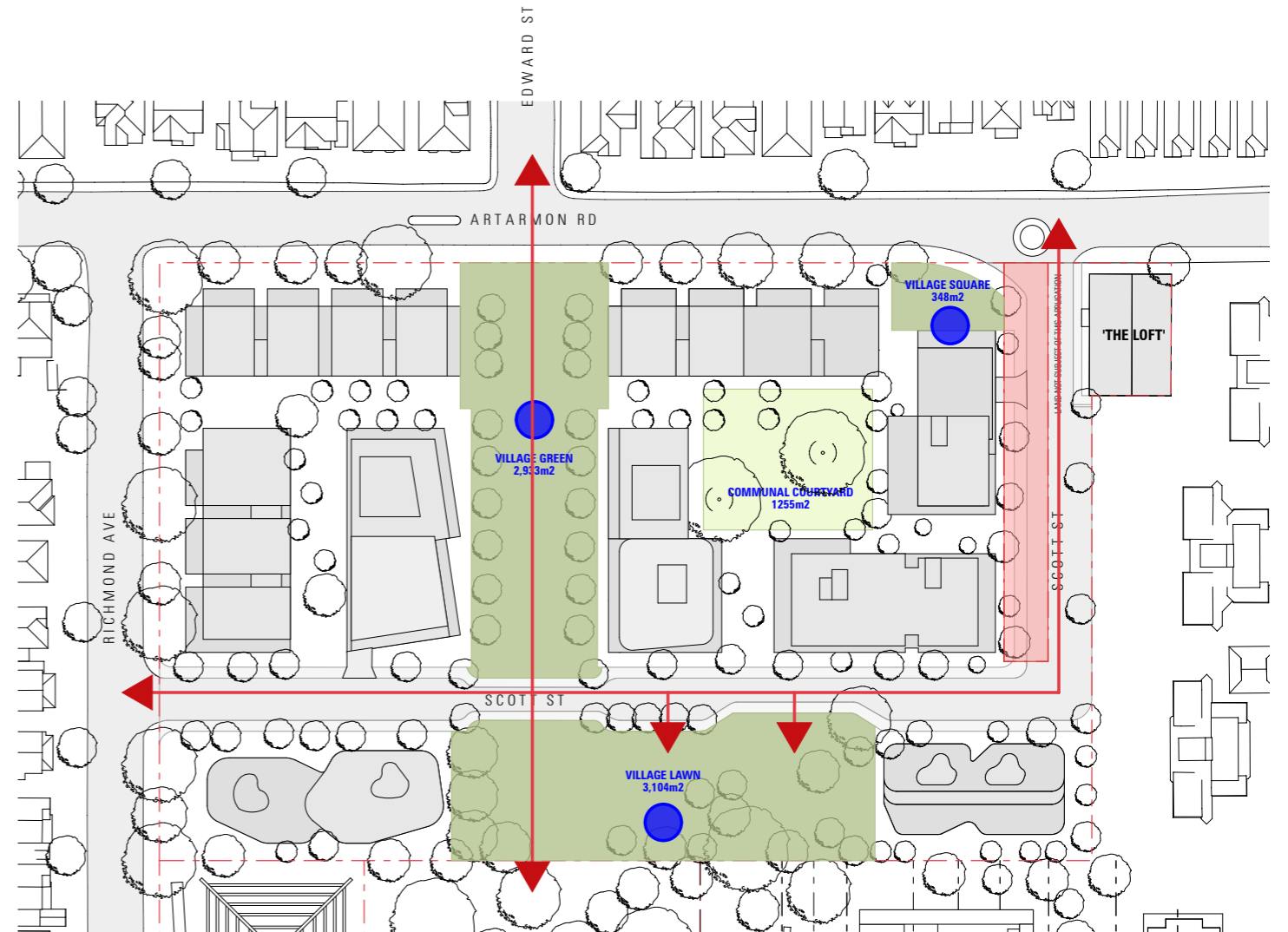


A NEW VISION

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



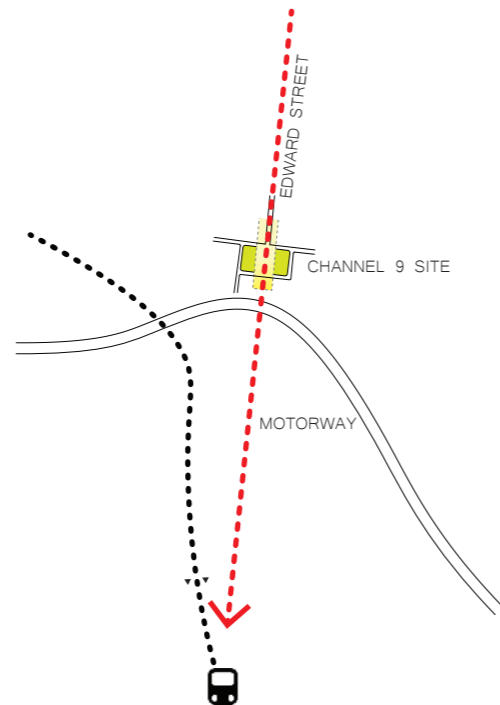
VILLAGE PLAZA ON ARTARMON ROAD



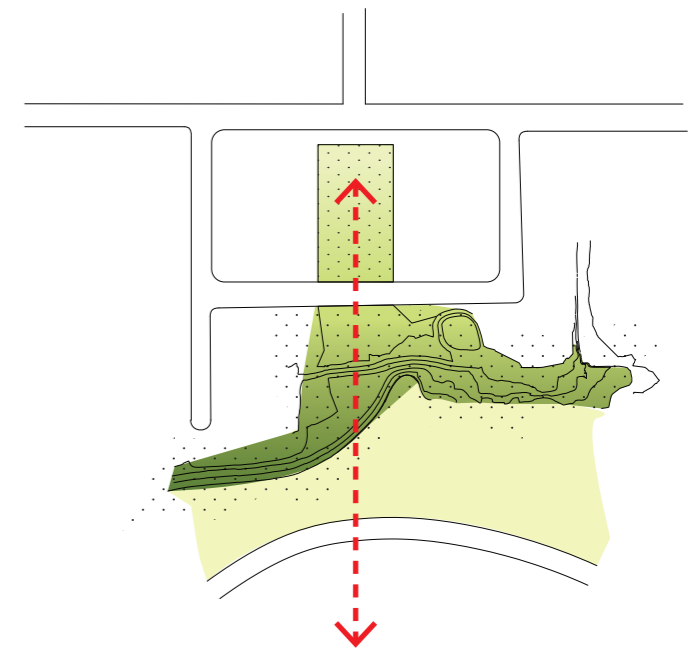
VIEW AXIS ON EDWARD STREET THROUGH THE SITE



APPROVED
VISUAL BLOCKAGE



PROPOSED
OPENING UP PUBLIC VIEWS



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



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> ✓</p> <p>“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> ✓</p> <p>“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></p> <p><u>BUILT FORM TRANSITION TO LOW SCALE SUBURB IMPROVED</u></p> <p><u>OVERSHADOWING IMPROVED</u></p>	<p><u>DPE</u> ✓</p> <p>“ 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> ✓</p> <p>“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>

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

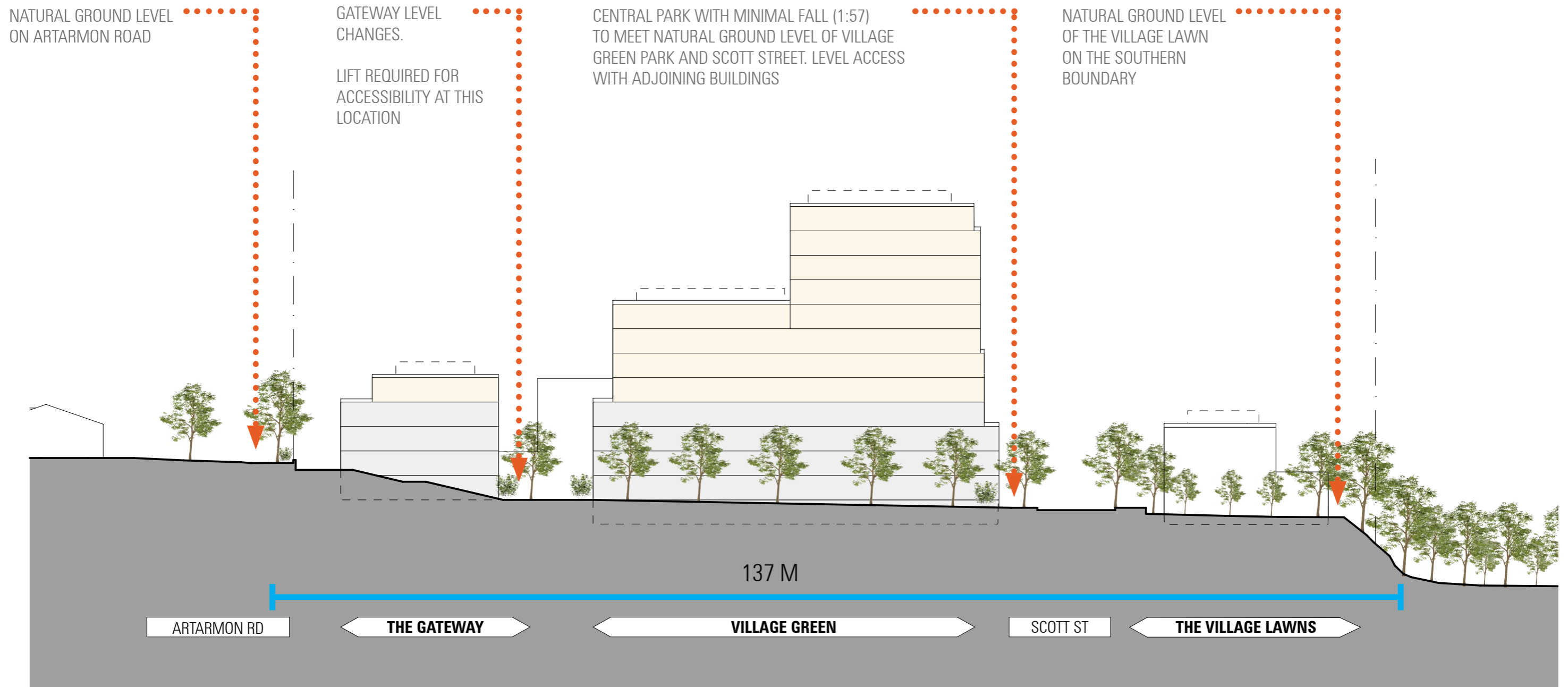
Overall the proposed scheme results in a nett reduction in overshadowing for neighbouring properties in both Walter St and Castle Vale.



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

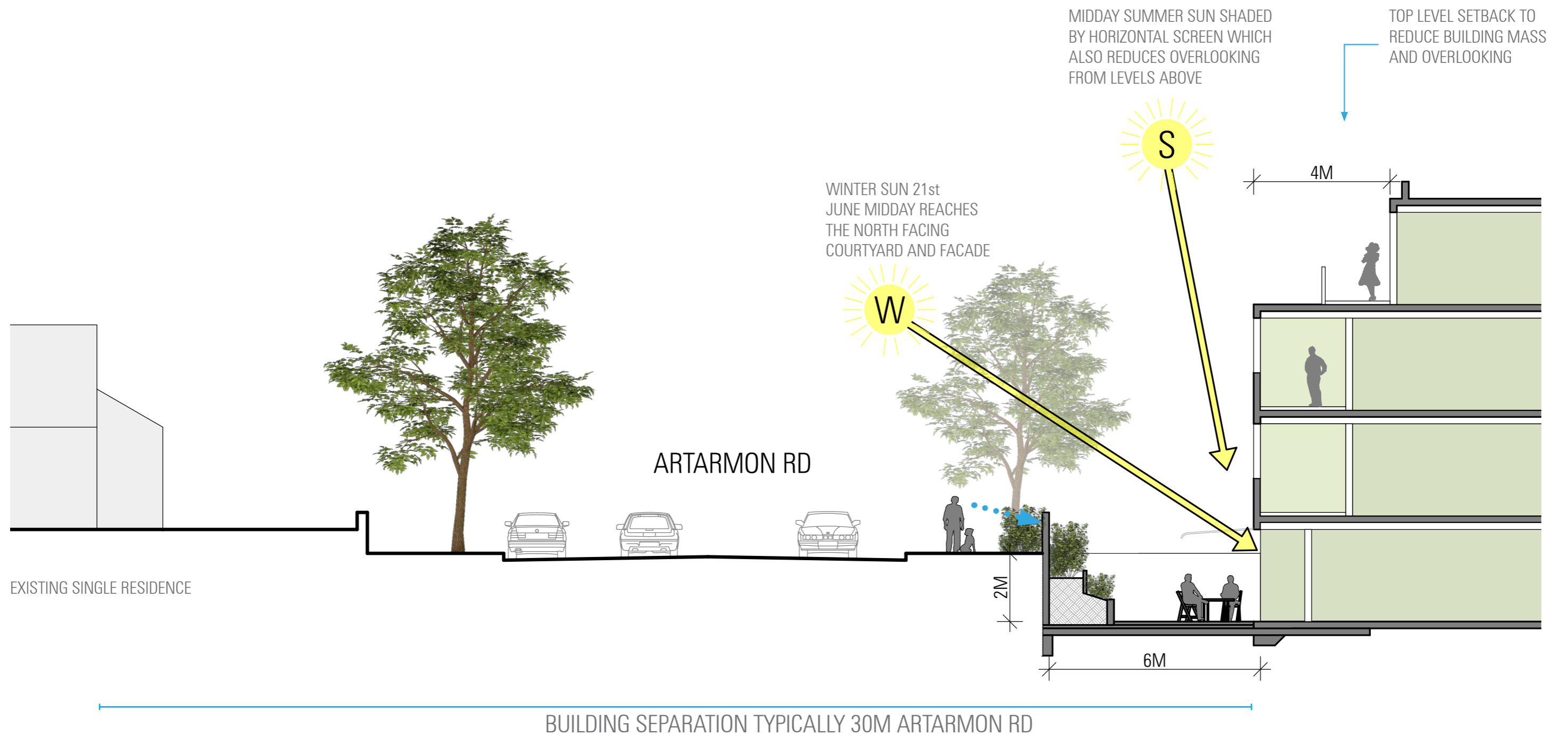
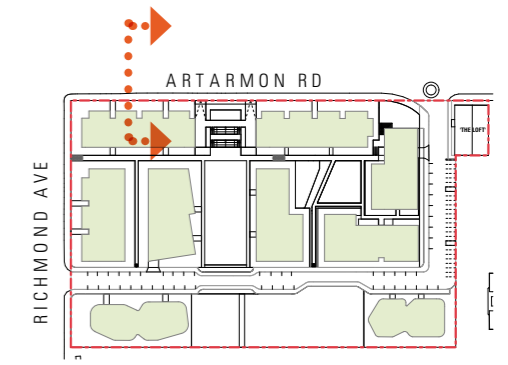


PUBLIC OPEN SPACE, WAY-FINDING AND EQUITABLE ACCESS



SUNKEN BUILDINGS ARTARMON RD AND RICHMOND AVE

AMENITY, PRIVACY, SOLAR ACCESS AND OUTLOOK



SUNKEN BUILDINGS PRECEDENT 1



SUNKEN BUILDINGS
PRECEDENT 1

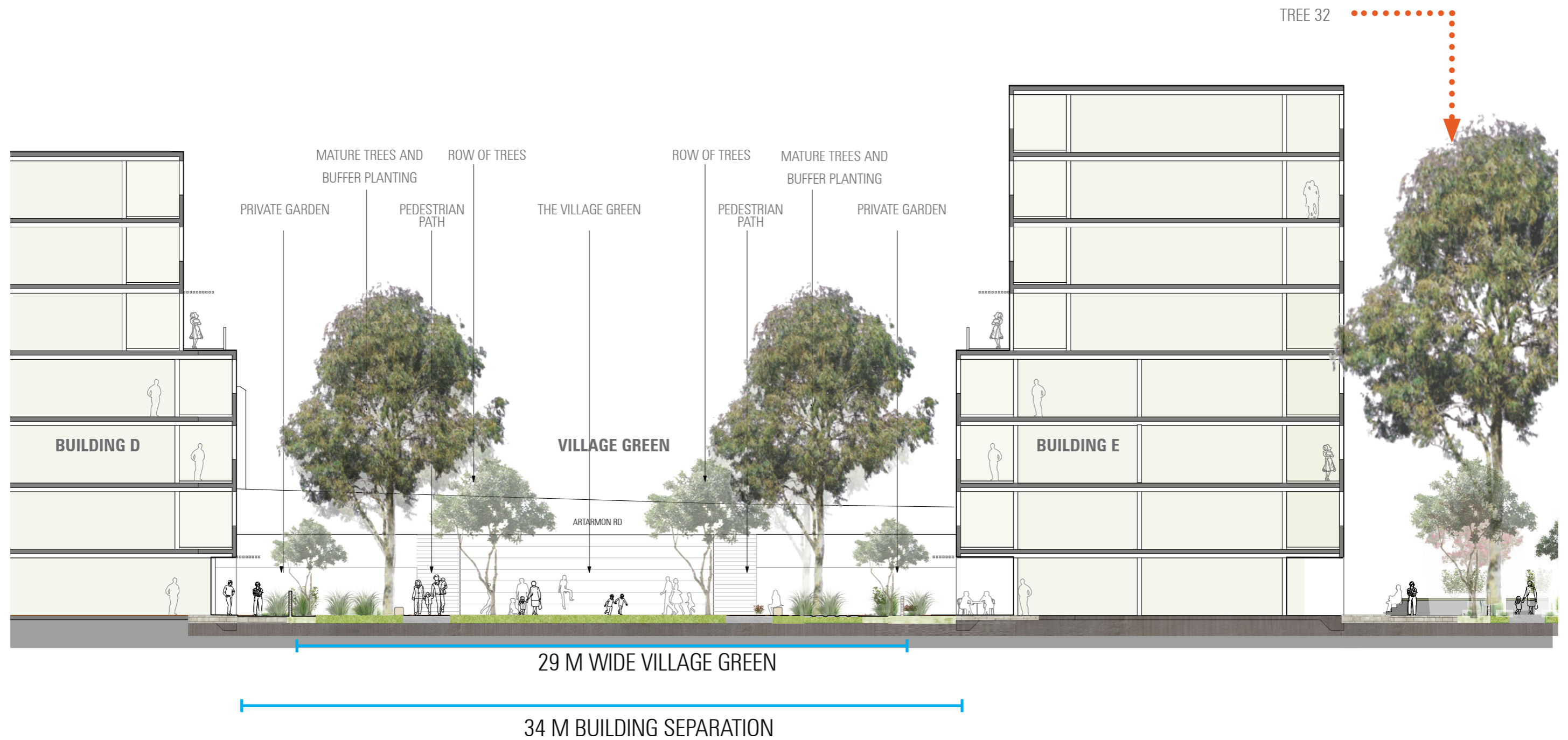
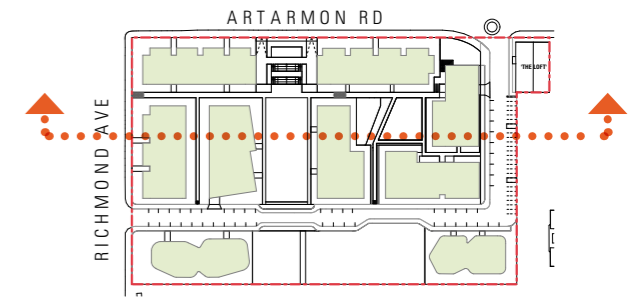


SUNKEN BUILDINGS PRECEDENT 2



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

LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN - VILLAGE GREEN



LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN - VILLAGE GREEN



VILLAGE GREEN

BUILDING E
(BLD D MIRROR)



VILLAGE GREEN

BUILDING E
(BLD D MIRROR)

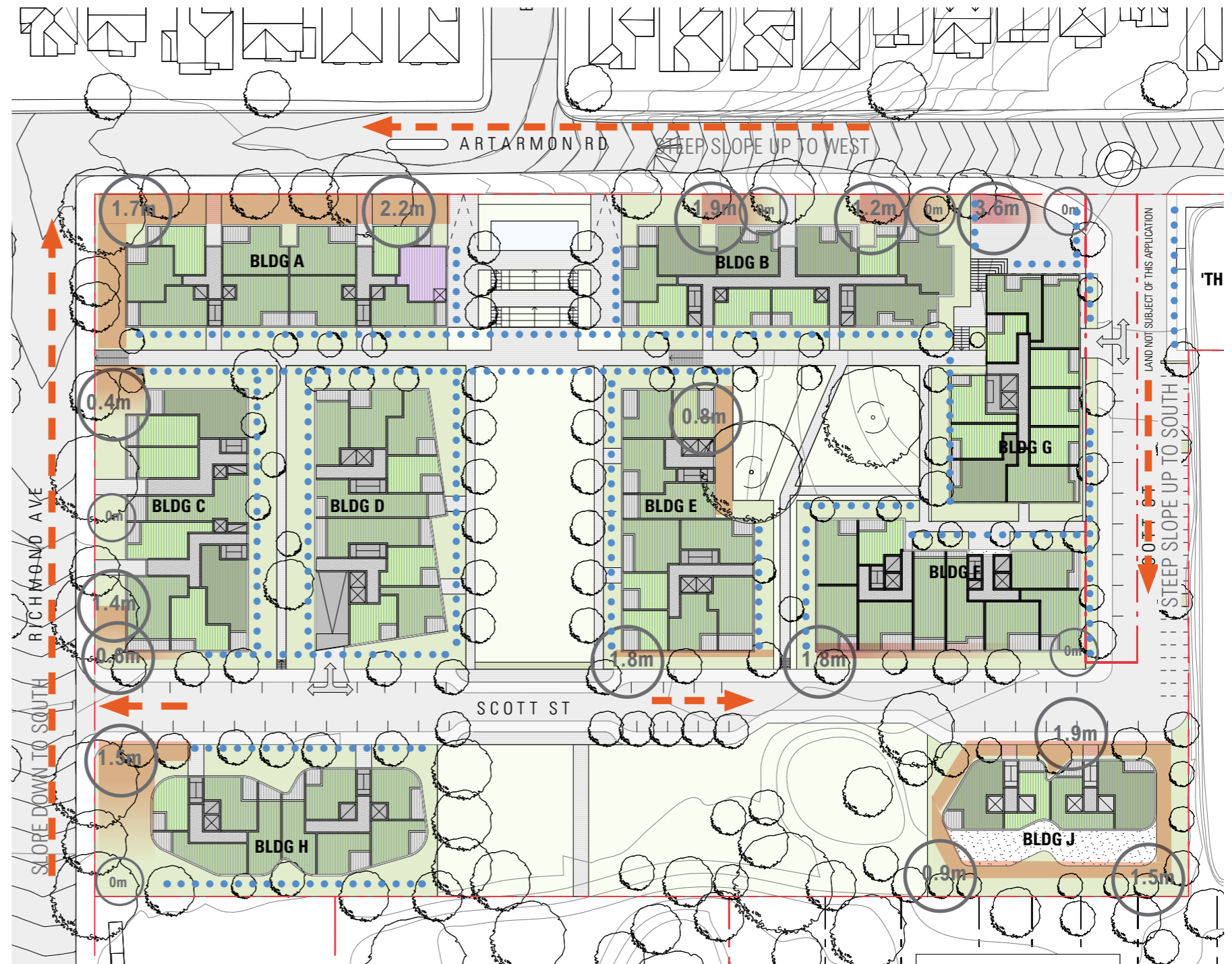
LEVEL CHANGES AND RELATIONSHIP TO THE PUBLIC DOMAIN

The following plan indicates where any frontage to a building sits below the adjoining land level, which in most cases is adjacent to a street. These spaces have a proposed sunken courtyard for private open space. The maximum depth of these sunken courtyards for any apartment is 2.2m and in most cases is significantly less than this. Typically they diminish to 0 along the steep surrounding streets to the site.

Spaces adjoining tree 32 (retained) are slightly sunken by 0.8m to allow the tree to maintain its natural ground level. Building J is also slightly sunken to help reduce visible mass.

All other frontages (noted in a dotted line) have an internal floor plate that is flush or slightly raised above the adjoining land. This level connection to key communal and public open spaces is critical for quality edges to the public open spaces.

For further information on level interfaces of the public and communal open spaces, refer to item 7.2 in this report.



BUILDING	TYPICAL/AVERAGE DEPTH BELOW STREET LEVEL	MAXIMUM DEPTH
A	1.7m	2.2m
B	0.95m	1.9m
C	<0.6m	1.4m
D	0m	0m
E	1.8m	1.8m
F	0.9m	1.8m
G	0m	0m
H	0.75m	1.5m
J	1.5m	1.9m



INDICATES DEPTH OF LEVEL CHANGE IN THAT LOCATION



INDICATES FLUSH OR SLIGHTLY ELEVATED RELATIONSHIP INSIDE TO OUTSIDE



SLOPE OF STREET. ARROW HEAD INDICATES TOP OF SLOPE