



6 - 30 ARTARMON RD WILLOUGHBY

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

27.11.18

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RESPONSE TO KEY ISSUES

- OPEN SPACE
- BUILT FORM AND INTERFACE WITH THE STREETS
 - TRAFFIC
 - PARKING
 - PUBLIC BENEFITS
 - DESIGN EXCELLENCE

INTRODUCTION



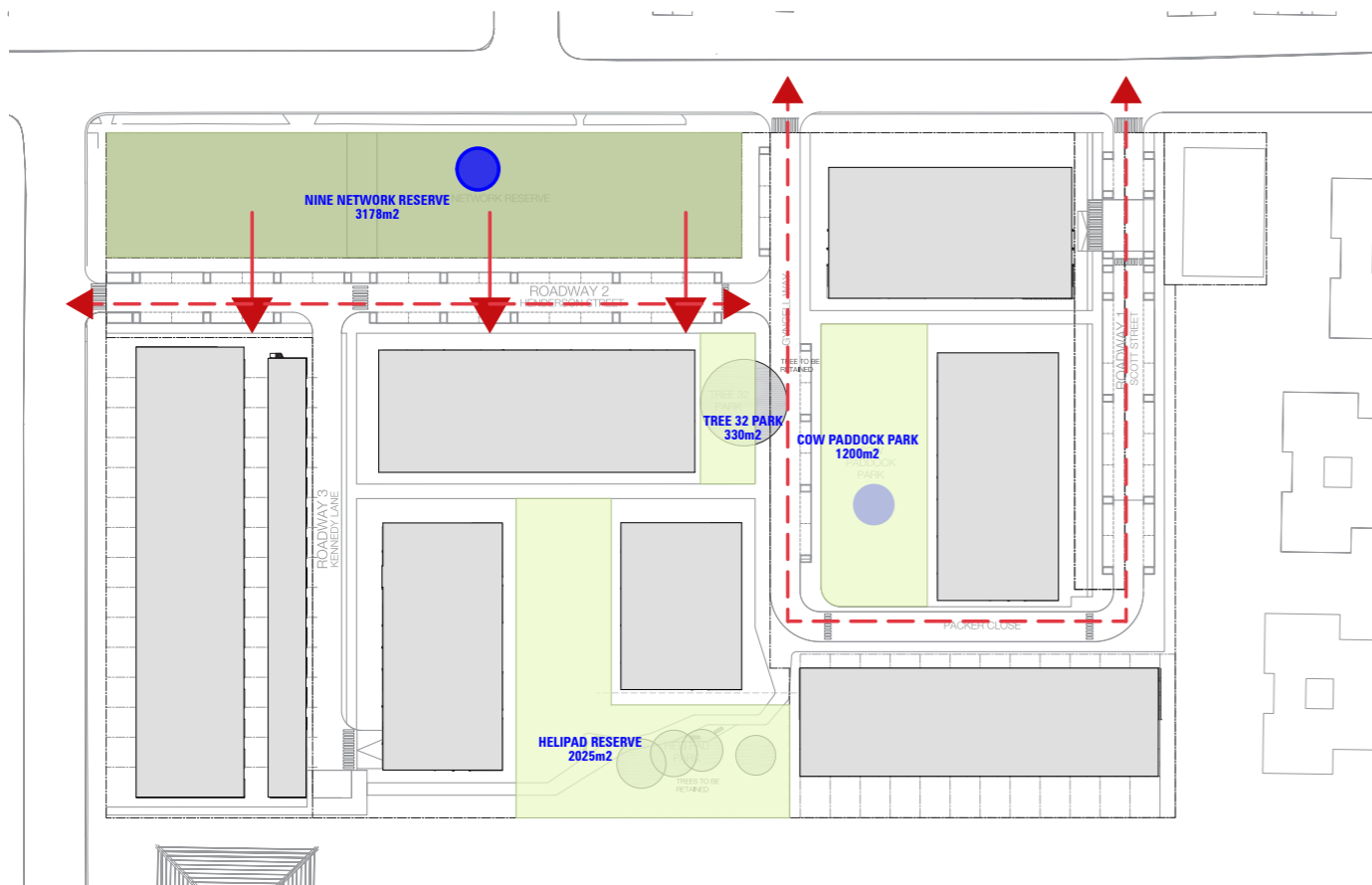


THE VIEW

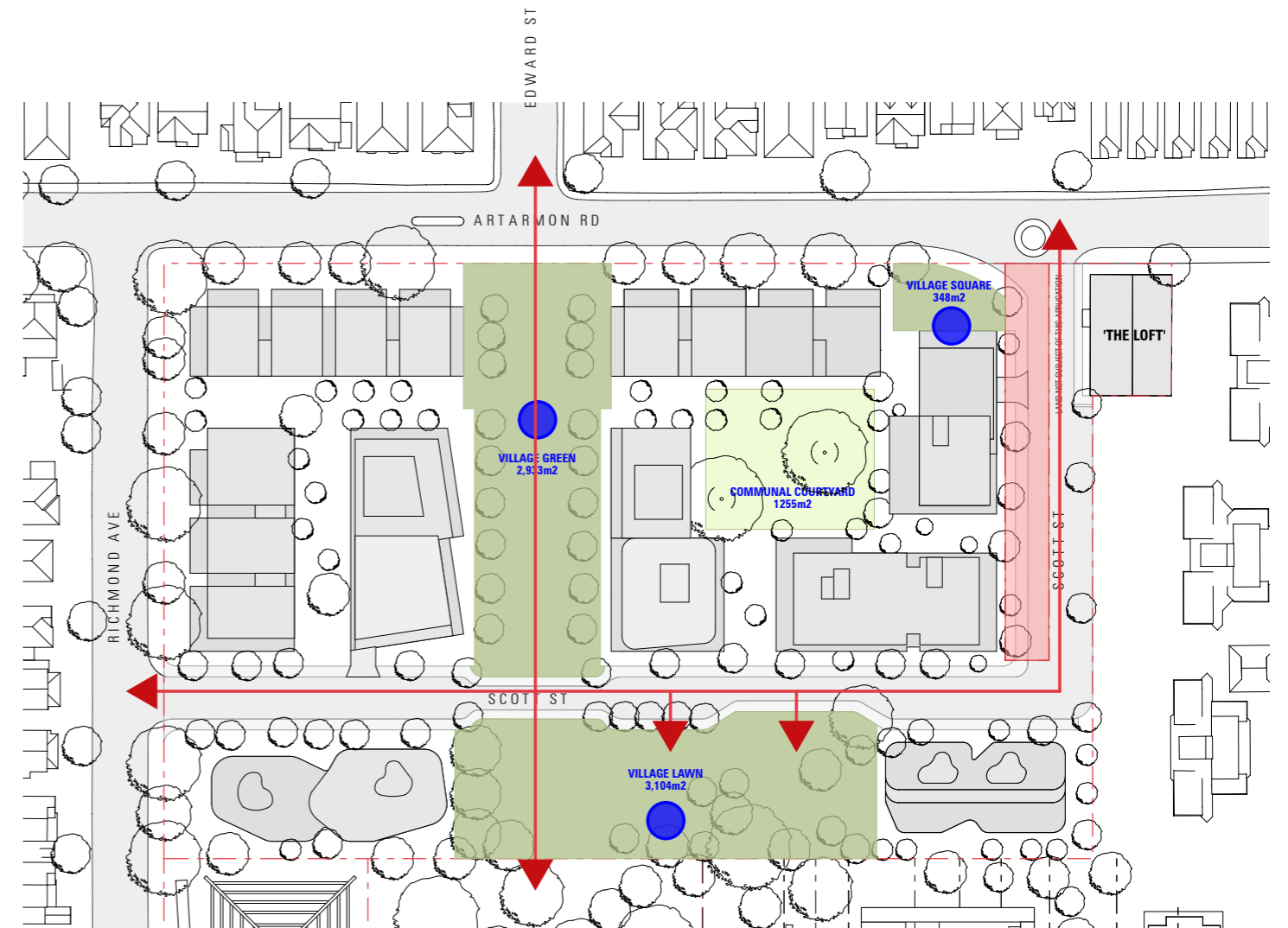


A NEW VISION

APPROVED SCHEME



PROPOSED SCHEME



A PUBLIC CLIFF-TOP LAWN WITH CITY VIEWS



VILLAGE GREEN WITH CITY VIEWS

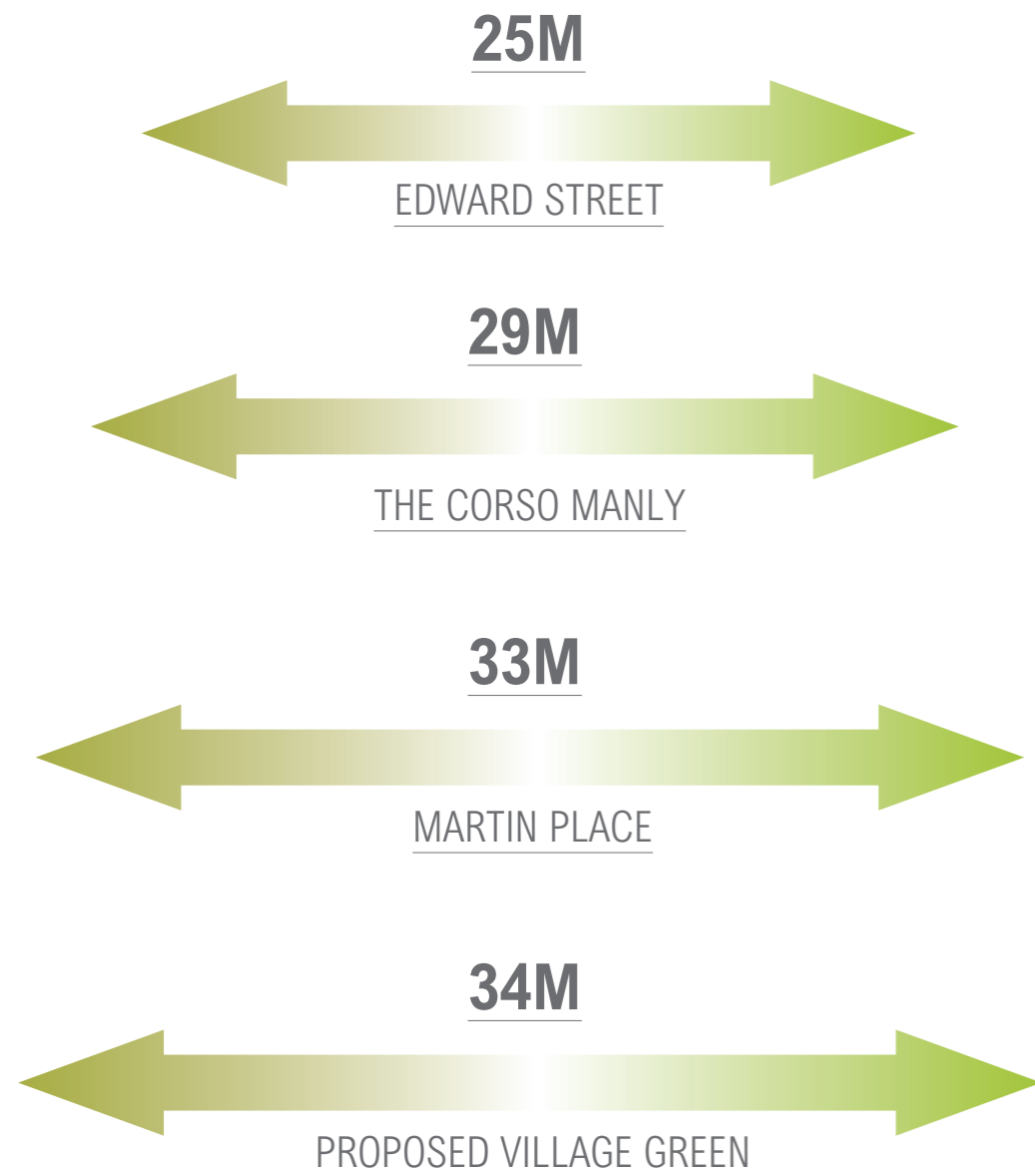


VILLAGE GREEN FROM ARTARMON ROAD
TO THE CITY VIEW



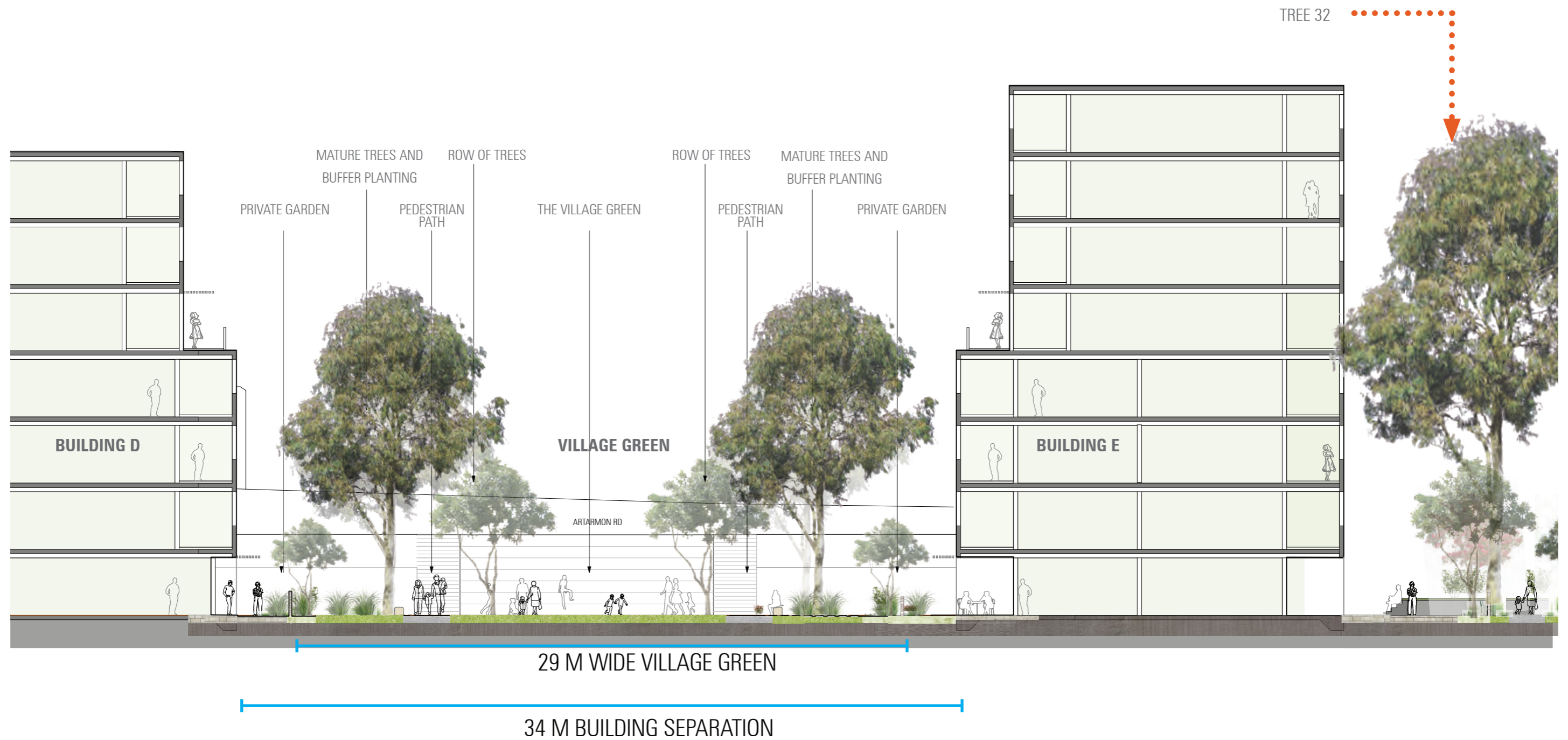
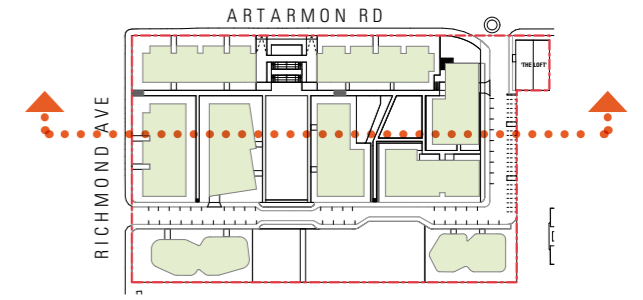
BUILDING SEPARATION
- A CIVIC SCALED VILLAGE GREEN

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

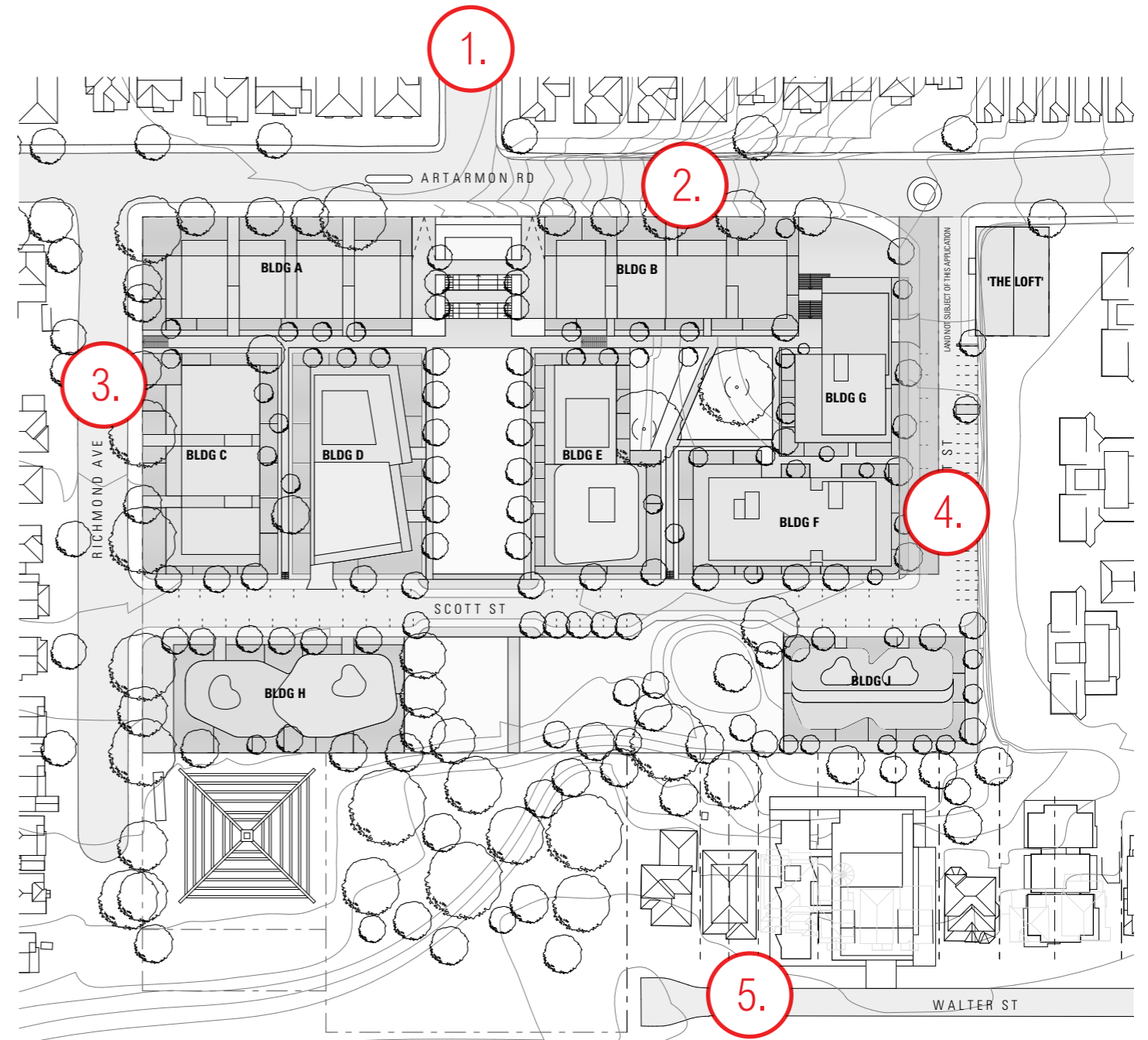


VILLAGE PLAZA ON ARTARMON ROAD



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

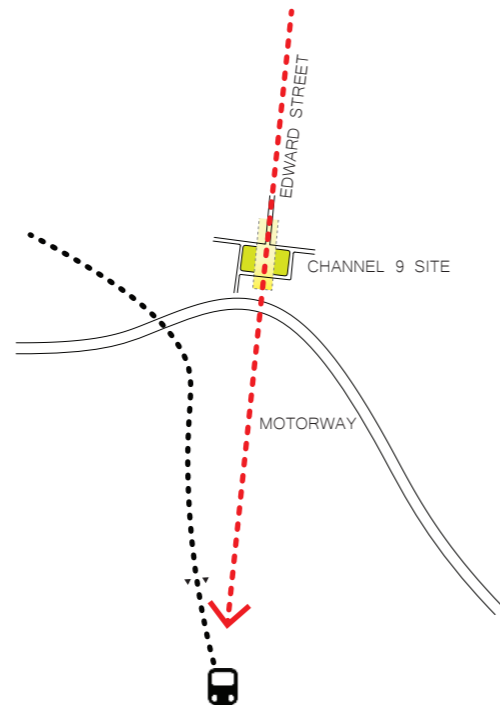


VIEW AXIS ON EDWARD STREET THROUGH THE SITE

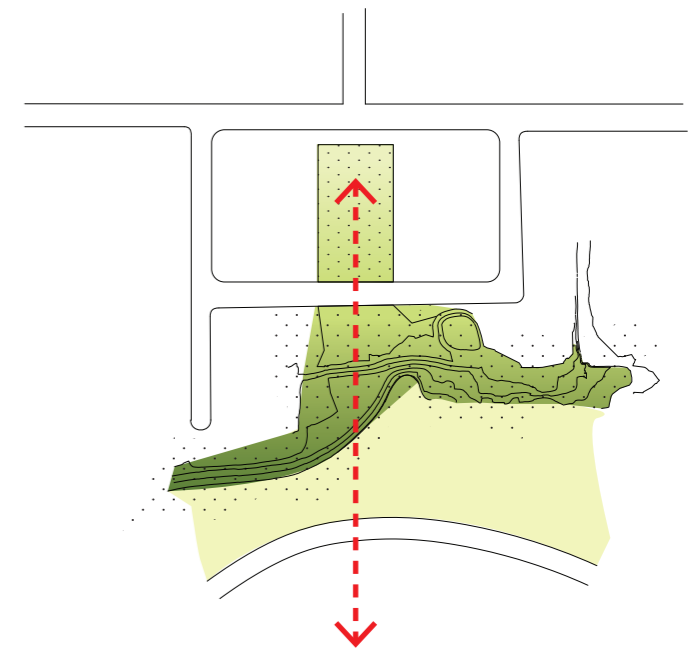
1.



APPROVED
VISUAL BLOCKAGE

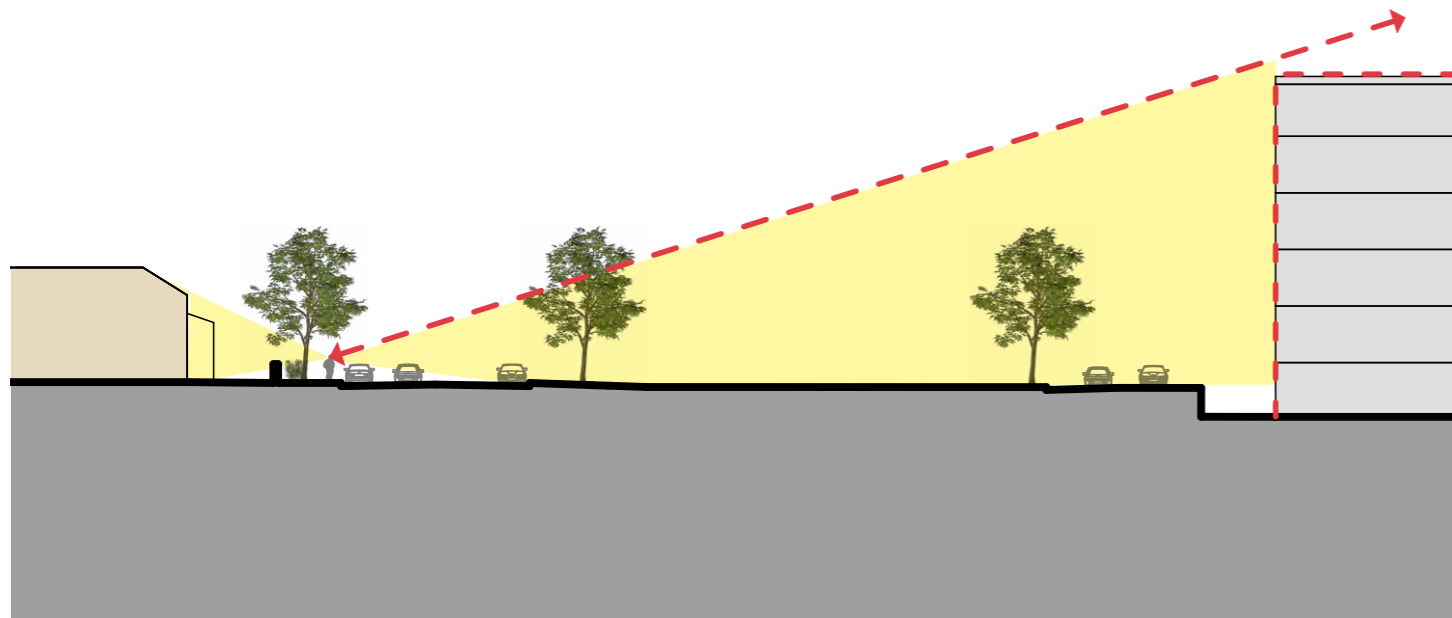


PROPOSED
OPENING UP PUBLIC VIEWS

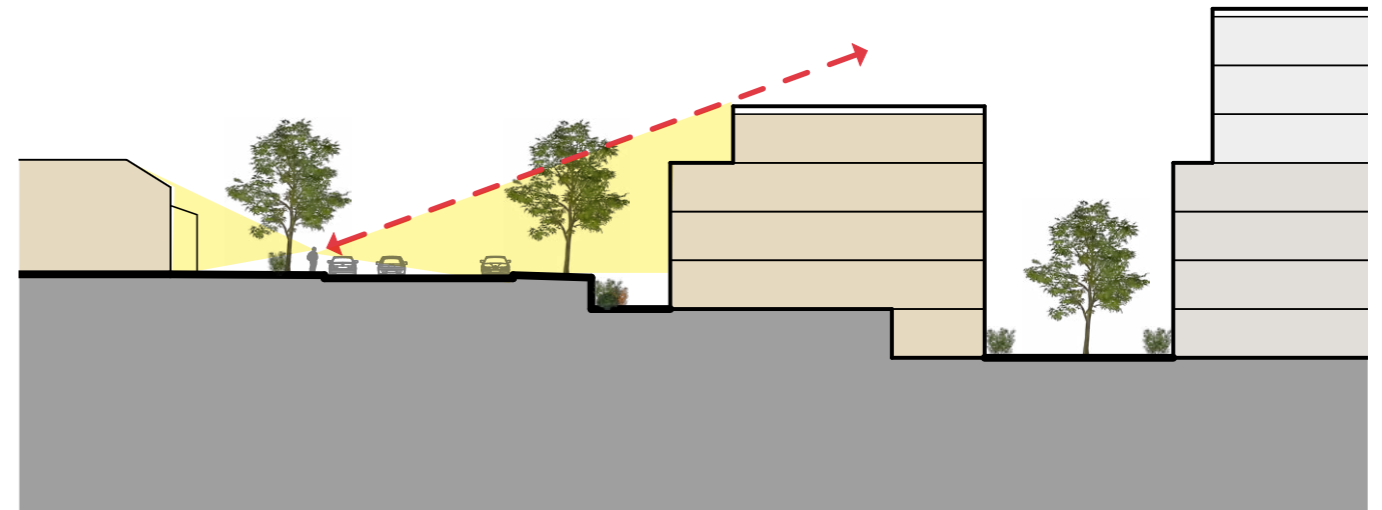


COMPARABLE BUILDING SCALE
ARTARMON ROAD

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



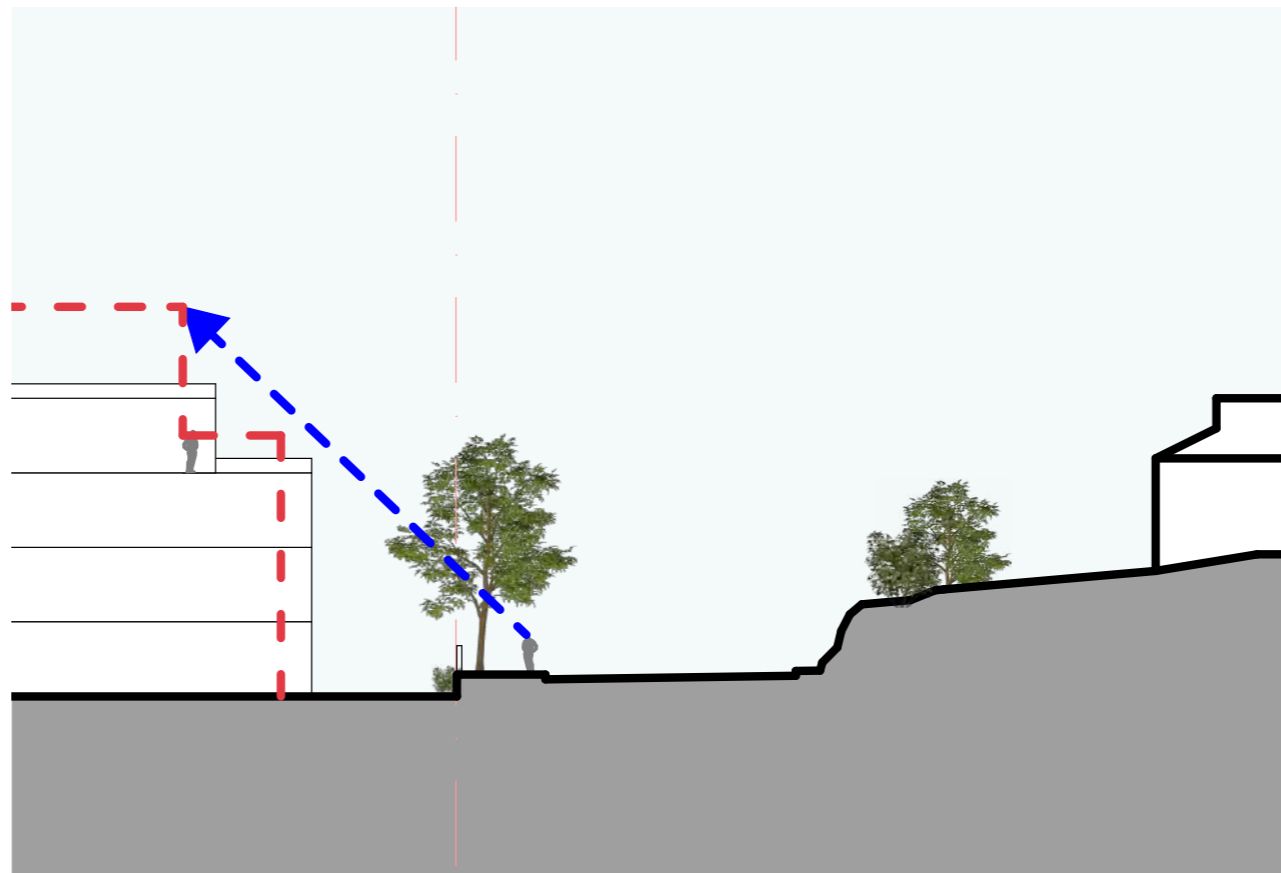
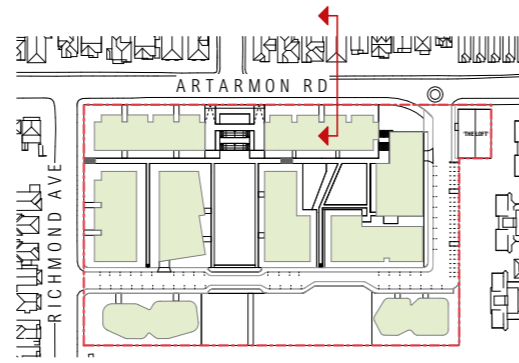
COURTYARD APARTMENTS
PRECEDENT 2
ARTARMON ROAD



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

COMPARABLE BUILDING SCALE
ARTARMON ROAD

2.

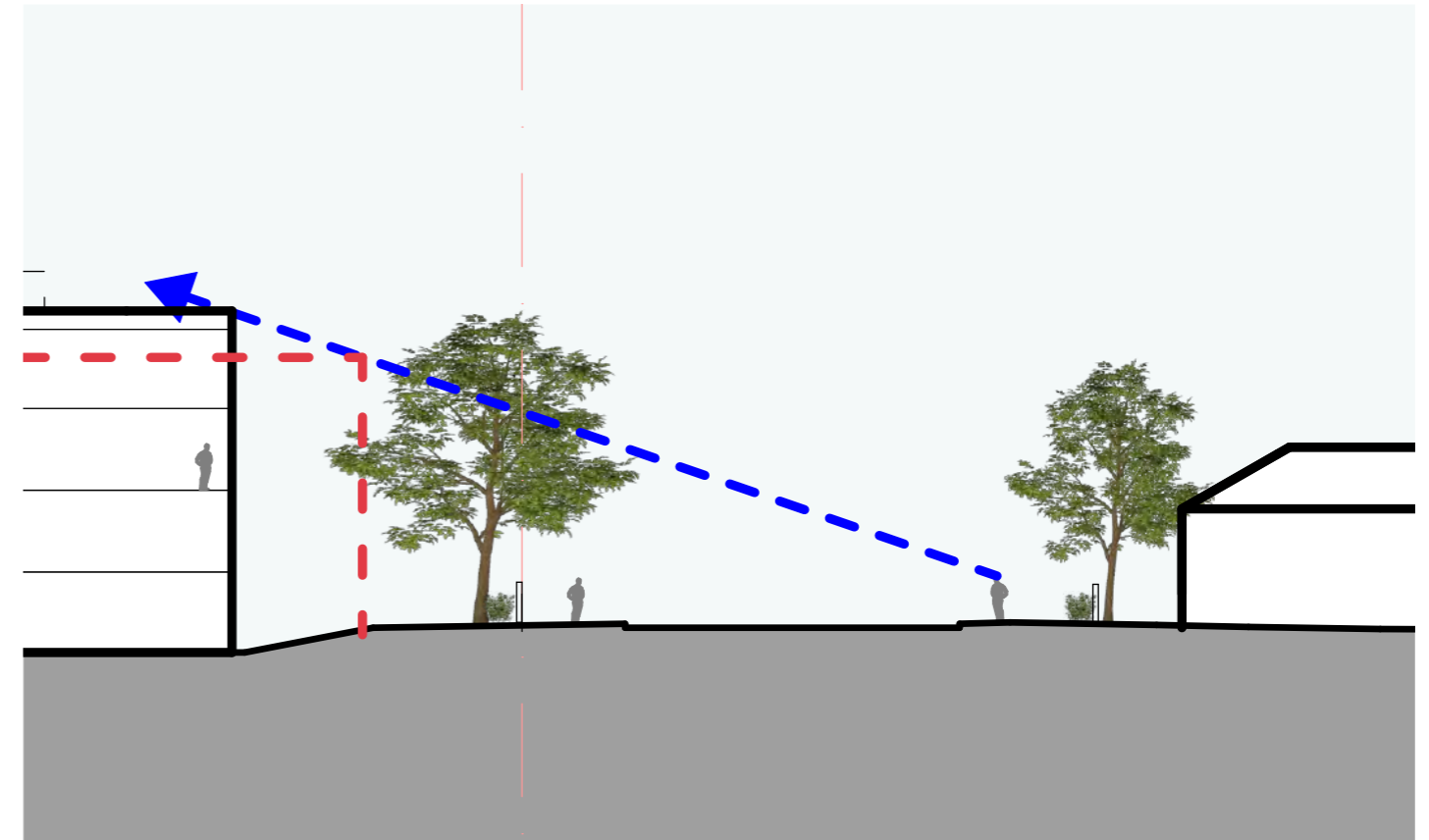
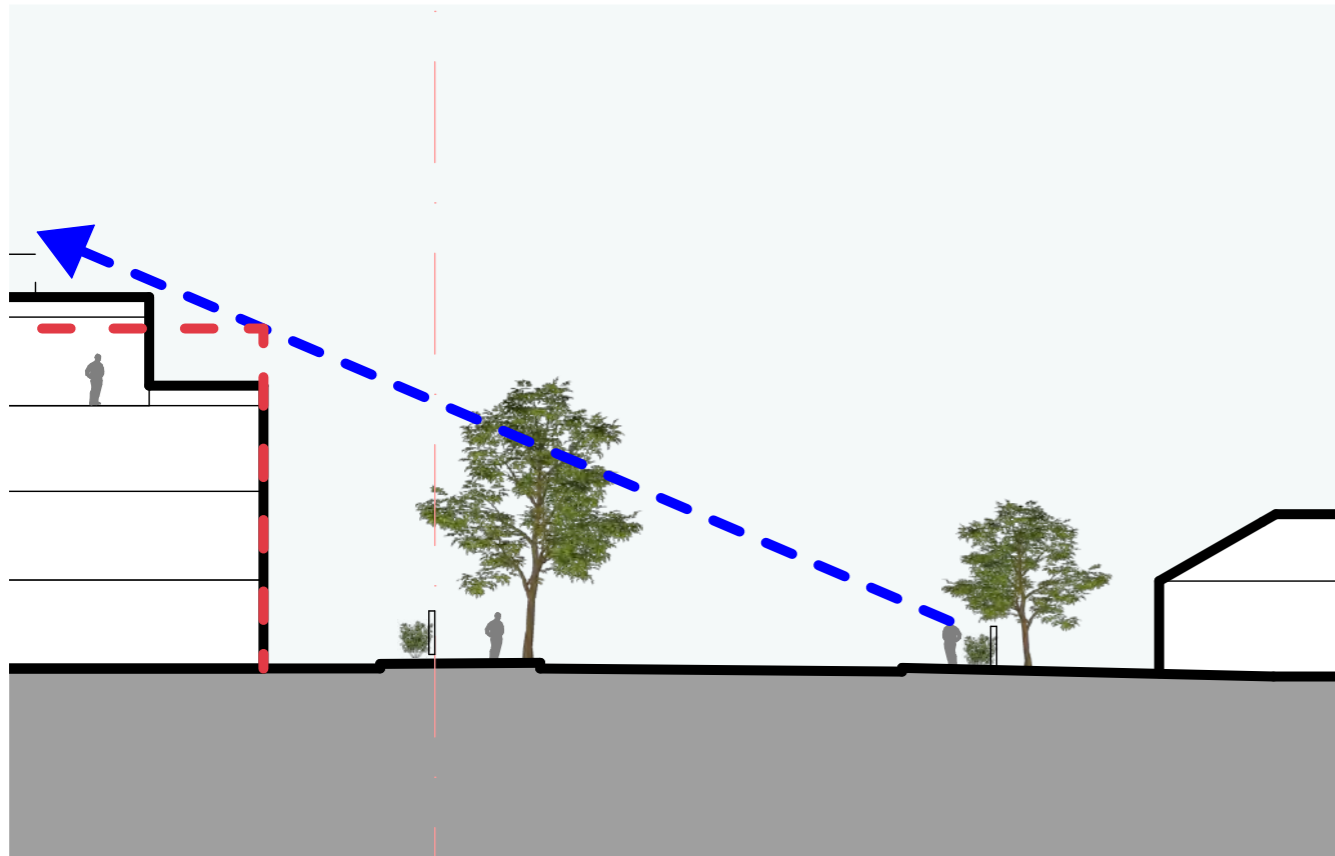
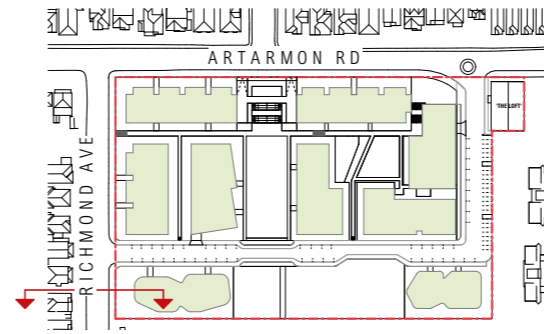
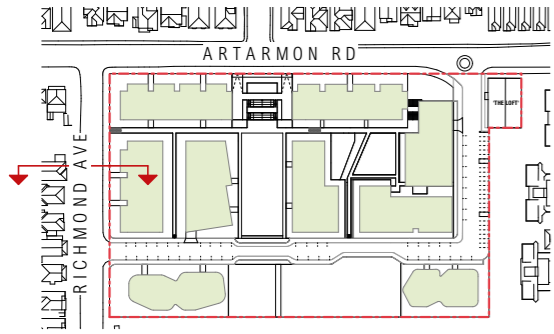


BUILDING B - COMPARABLE BUILT FORM VISIBLE FROM ARTARMON ROAD

-  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

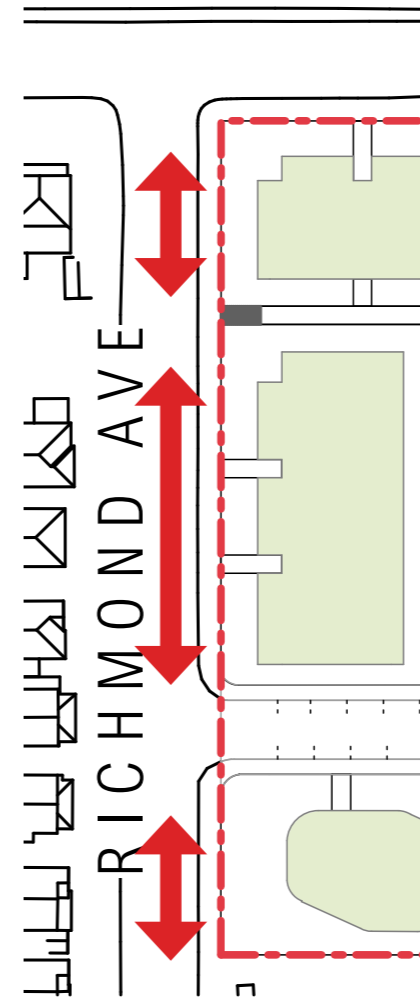
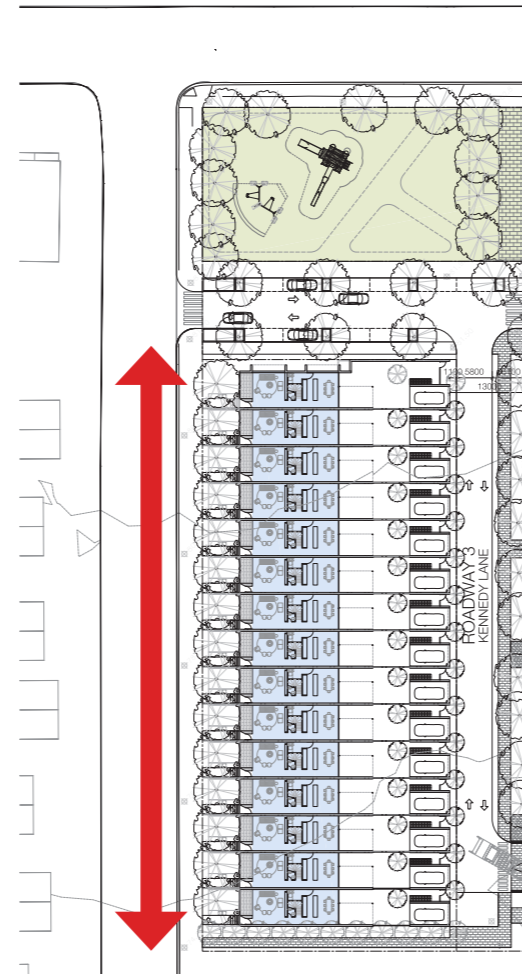
- APPROVED TOWN HOUSES ENVELOPE
- PROPOSED ENVELOPE

COMPARABLE BUILDING SCALE
RICHMOND AVE

3.

APPROVED PLAN

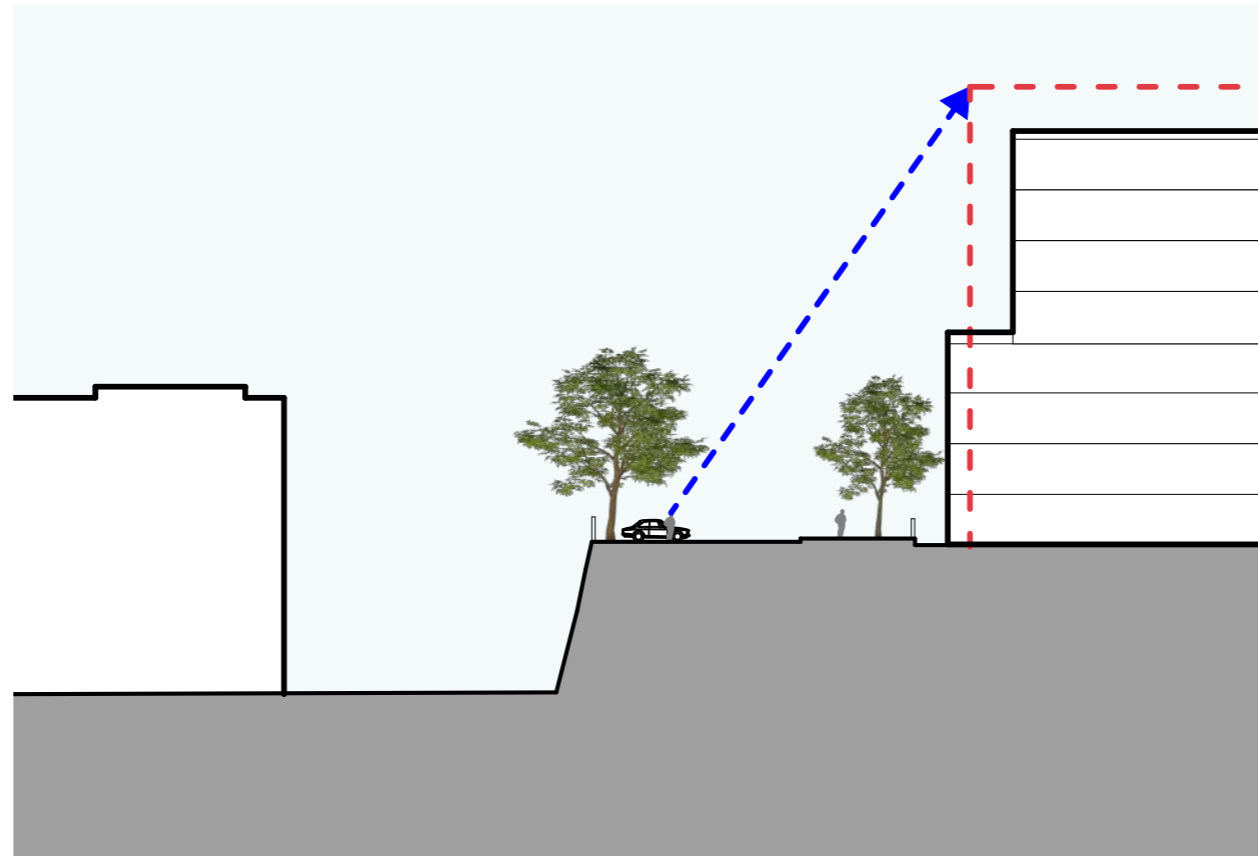
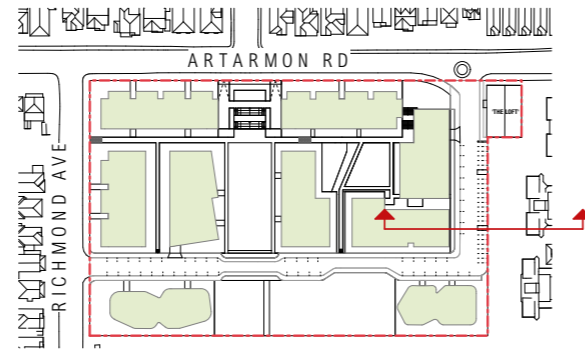
PROPOSED PLAN



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



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

