



**Channel 9**

**6-30 Artarmon Road, Willoughby**

***Council Presentation***

*16 August 2016*

# The Site



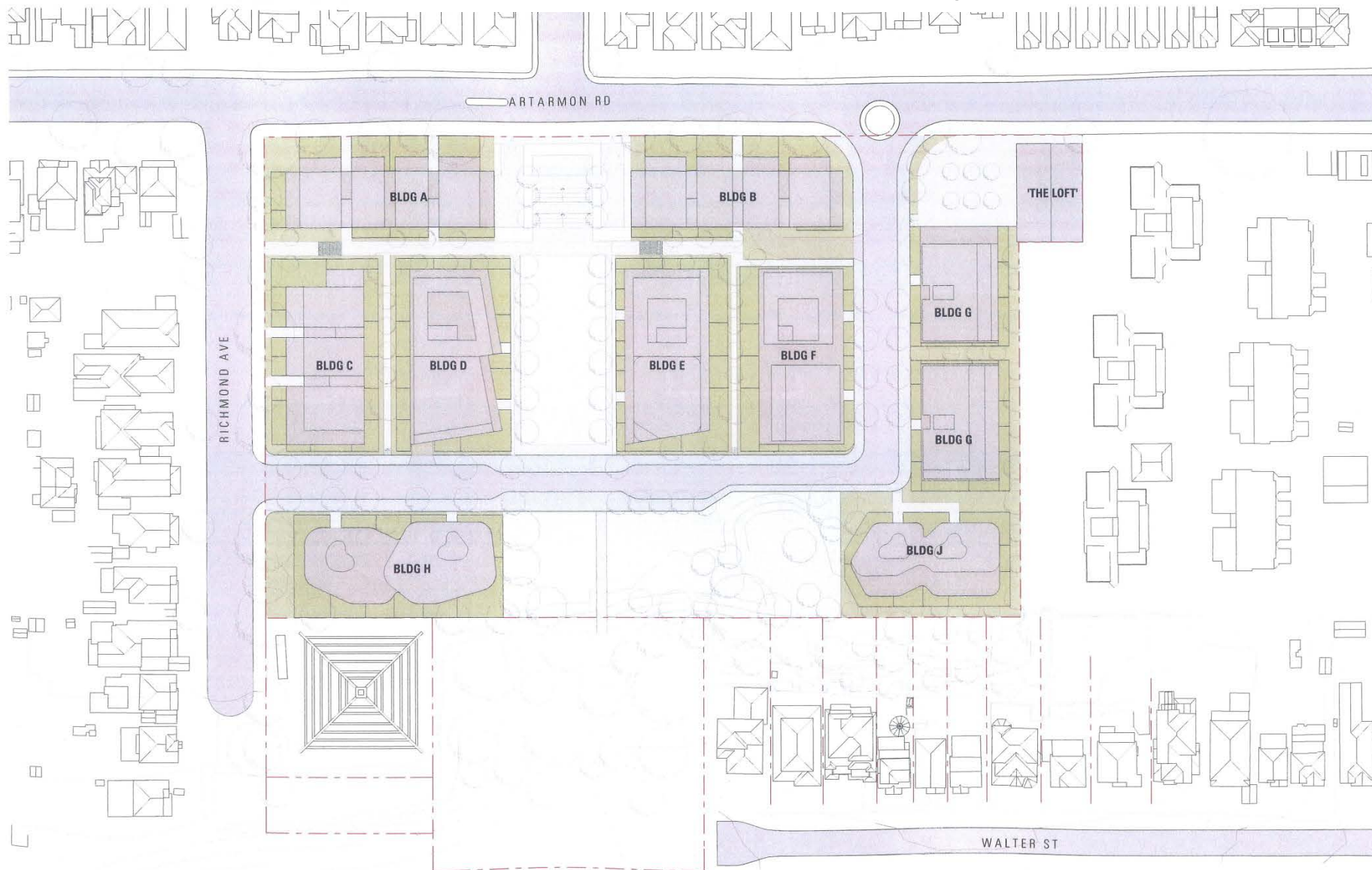
## Comparison Table


Issue	Approval	Proposed Modification	Increase
Dwellings	400	510	110
Gross Floor Area	35,886 m2	45,876 m2	9,990 m2
Height	Between 2 and 8 storeys	Between 4 and 12 storeys	4 storeys
Open Space	5,478m2	7,017m2	1,539m2
Car Spaces	500	674	174
Community benefit	Public open space S.94	Public open space S.94A Voluntary Planning Agreement \$4m	S.94A Voluntary Planning Agreement \$4m

## Existing Concept Approval Drawing

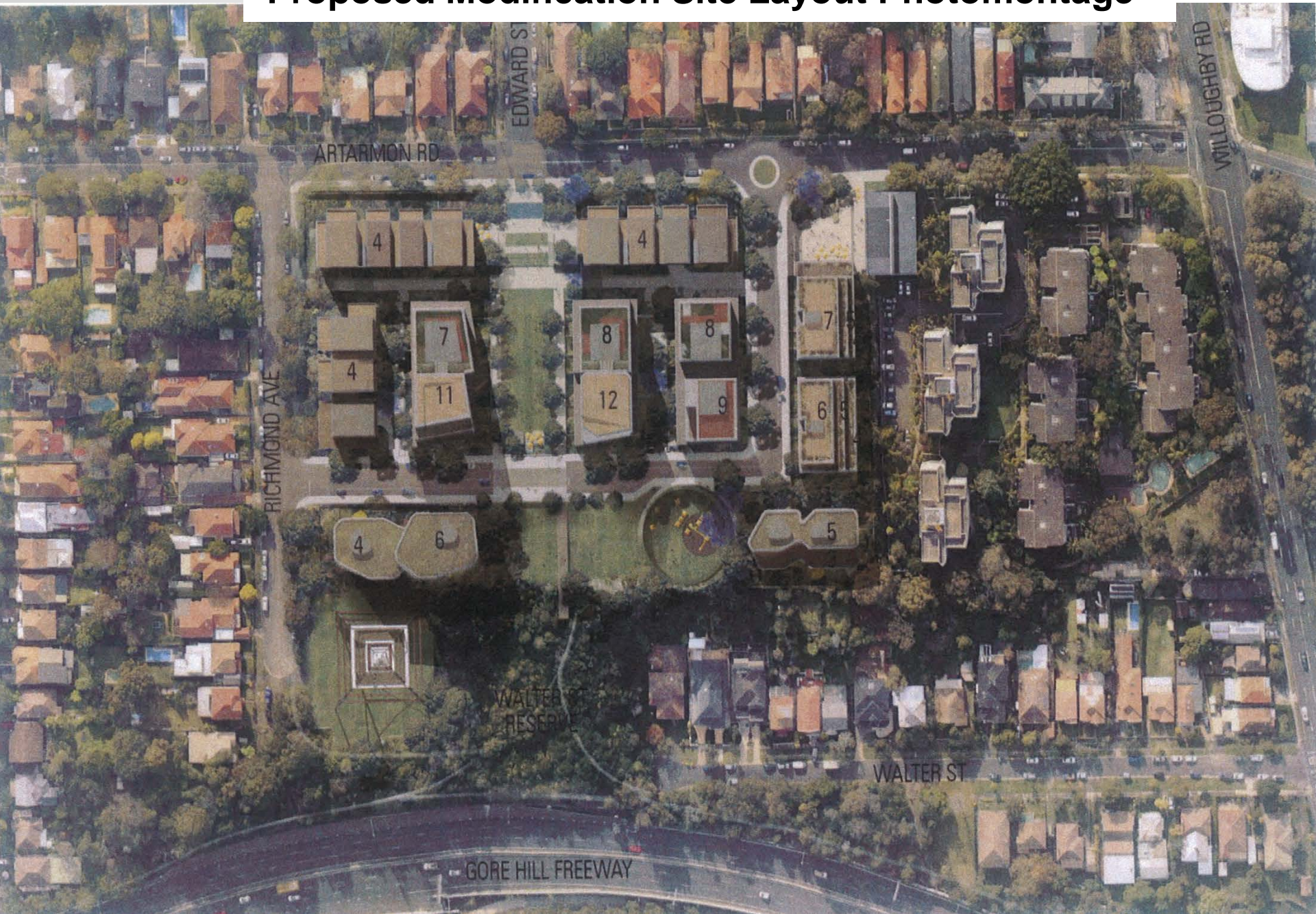


## Proposed Modification Site Layout



REG. NO. 14.07.16 575W MODIFIED CONCEPT MASTERPLAN SUBMISSION	ISSUE	DATE	DESCRIPTION	ARCHITECT CHROFI 3/17 THE GORDON MANNING DRIVE, SYDNEY, AUSTRALIA T : +61 2 9096 9500 F : +61 2 9097 0411 E : info@chrofi.com CHD ROPHA HIGHER PRIORITY ACTS 144 174 186 ACT CHD ROPHA HIGHER PRIORITY TRUST TIA CHROFI ABBY 22 260 262 187 MODIFIED ARCHITECT JOHN CHD ROPHA 100A STEVEN HENRIER 1809 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT © THIS DRAWING IS VESTED IN CHROFI	PROJECT CHANNEL 9 SITE MASTERPLAN	SHEET NO. 	SHEET TITLE SITE PLAN
	PROJECT NUMBER 1566	PLOT DATE 13/07/2016	DRAWN GB	CHECKED TR	SHEET SCALE 1:1000	SHEET BOX A3	SHEET NUMBER A-S75W-101

# Proposed Modification Site Layout Photomontage



**Modification Site Layout**

ARTARMON RD

RICHMOND AVE

WALTER ST

BLDG A

BLDG B

BLDG C

BLDG D

BLDG E

BLDG F

BLDG G

BLDG H

BLDG I

BLDG J

THE LOFT

Approved

Proposed

APPROVED ENVELOPE

<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td>01</td><td>14/07/16</td><td>S75W APPROVED CONCEPT MASTERPLAN SUBMISSION</td></tr></table>			REV	DATE	DESCRIPTION	01	14/07/16	S75W APPROVED CONCEPT MASTERPLAN SUBMISSION	<table><tr><th>ISSUE</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td></td><td></td><td></td></tr></table>			ISSUE	DATE	DESCRIPTION				<table><tr><th colspan="6">ARCHITECT</th></tr><tr><td colspan="6">CHROFI</td></tr><tr><td colspan="6">3/7 THE CORRAL MARNEY ROAD 22095 AUSTRALIA T : +61 2 9589 6500 F : +61 2 9502 0411 E : info@chrofi.com</td></tr><tr><td colspan="6">CHROFI PTY LTD, ACN 124 174 165, AT CHADRONDA PT ROAD UNIT TRUST TIA CHROFI ABN 22 365 757 187 REGISTRAR ARCHITECT JOHN CHROFI 8726 141 MCRAH ROAD STEVEN HERRMAN 8609 THIS DRAWING SHOWN IS ONLY IN CONSULTATION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS. DO NOT SCALE DIMENSIONS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT © THIS DRAWING IS VESTED IN CHROFI</td></tr></table>			ARCHITECT						CHROFI						3/7 THE CORRAL MARNEY ROAD 22095 AUSTRALIA T : +61 2 9589 6500 F : +61 2 9502 0411 E : info@chrofi.com						CHROFI PTY LTD, ACN 124 174 165, AT CHADRONDA PT ROAD UNIT TRUST TIA CHROFI ABN 22 365 757 187 REGISTRAR ARCHITECT JOHN CHROFI 8726 141 MCRAH ROAD STEVEN HERRMAN 8609 THIS DRAWING SHOWN IS ONLY IN CONSULTATION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS. DO NOT SCALE DIMENSIONS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT © THIS DRAWING IS VESTED IN CHROFI						<table><tr><th colspan="6">PROJECT</th></tr><tr><td colspan="6">CHANNEL 9 SITE MASTERPLAN</td></tr><tr><th>PROJECT NUMBER</th><th>POST DATE</th><th>DRAWN</th><th>CHECKED</th><th>SHEET SCALE</th><th>SHEET SIZE</th></tr><tr><td>1566</td><td>13/07/2016</td><td>GB</td><td>TR</td><td>1:1000</td><td>A3</td></tr></table>			PROJECT						CHANNEL 9 SITE MASTERPLAN						PROJECT NUMBER	POST DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	1566	13/07/2016	GB	TR	1:1000	A3	<table><tr><th colspan="2">SHEET TITLE</th></tr><tr><td colspan="2">SITE PLAN COMPARATIVE</td></tr><tr><th>SHEET NUMBER</th><th>ISSUE</th></tr><tr><td>A-S75W-403</td><td>01</td></tr></table>			SHEET TITLE		SITE PLAN COMPARATIVE		SHEET NUMBER	ISSUE	A-S75W-403	01
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# Timeline



- **19 November 2010** : Major Project Declaration
- **November 2010** : Preliminary Environmental Assessment
  - 663 Units
  - Up to 20 Storeys
  - 66,600m<sup>2</sup> residential
  - 600m<sup>2</sup> retail
- **9 February 2011** : Director General's Requirements identifying:
  - Height
  - Scale/density
  - Character of surrounding area
- **1 October 2011** : Part 3A Repealed, existing projects required to lodge Environmental Assessment by 30 November 2012

# Timeline



- **26 March 2013** : Environmental Assessment Lodged
  - 585 Units
  - 60,000m<sup>2</sup> Gross Floor Area
  - Up to 18 Storeys in height
- **3 April 2013 – 17 May 2013** : Exhibition of Environmental Assessment
- **13 May 2013** : Council Meeting

# Timeline



- **13 May 2013** : Council resolved to make a submission, highlighting:

- Built Form
- Transport
- Open space/ site linkages
- Tree management
- Developer contributions
- Telecommunications tower transmissions
- Social impact
- Infrastructure considerations
- Loss of employment generating lands
- Heritage

- Contamination
- Affordable housing
- Adaptable housing
- Sustainability
- Development staging
- Stormwater management
- Unit mix
- Consultation with Council and the community
- a maximum of 300 dwellings on the site

## Timeline



- **March 2014** : Planning and Assessment Commission limited the number of dwellings to 350.
- **May 2014** : Channel 9 lodged Appeal to Land and Environment Court, seeking 450 dwellings.
- **1 December 2014** : Council resolved to:
  - defend the appeal
  - to settle the proceedings at a conference if appropriate amendments made
- **Mid December 2014** : Mediated outcome of 400 dwellings
- **23 December 2014** : Planning and Assessment Commission determined maximum number of dwellings 400.

# Timeline



- **23 December 2014** : Concept Plan approved under Part 3A
- Any changes to the Concept Plan Approval requires a Modification under Part 3A under Section 75W of the Environmental Planning & Assessment Act 1979.
- **22 April 2016** : New owner (LEPC9 Pty Ltd) requested that the Secretary's Environmental Assessment Requirements (SEARs) be issued under Section 75W of the Environmental Planning and Assessment Act.
- **16 May 2016** : Council provided comments on Draft Secretary's Environmental Assessment Requirements

# Timeline



- **30 May 2016** : Secretary's Environmental Assessment Requirements were issued
- **1 August 2016** : Council notified that:
  - modification request had been received
  - public exhibition to occur between **5 August and 5 September 2016**
- Following exhibition, the Department of Planning and Environment will assess the submissions made
- Delegate of Minister is to be appointed to make a final decision
- If Modification approved a development application/s submitted to Council
- Development Application exhibited and determined by JRPP or Planning Assessment Commission or Greater Sydney Commission

## Community Opportunity



- Personal written submissions during the Modification Exhibition period ending 5 September 2016
- Better than form letters
- Better than petitions
- Factual, evidence based
- Not emotional or opinions

## What is Council's current role?



- Council is not the decision maker in this process
- Council officers are preparing a draft submission
- Council has engaged consultants:
  - urban design
  - Traffic
  - voluntary planning agreement issues

To support staff and the internal assessment

- The draft Council submission will be reported to a Council Meeting for consideration prior to finalisation and submission to the Department

## The Model



## The model



## The model





**Questions?**