

Artarmon's Industrial Revolution By the APA Committee

A number of significant projects currently in the pipeline will transform the Artarmon Industrial Area. In this story we bring you up to date on these major developments.

Gore Hill Business Park



IMAGE © LINDSAY BENNELONG DEVELOPMENTS

Gore Hill Business Park, on the former site of the Australian Broadcasting Corporation (ABC), is the largest of the projects on the drawing board. The 4.5 hectare site, being developed by Lindsay Bennelong Developments (LBD), is being marketed as the first five star, mixed use, high technology business park in Australia.

Certainly, the proposed 'green credentials' of the development are strong – including co-generation, and a number of green travel initiatives such as a car pooling scheme, additional bike racks and showers and a free shuttle bus between the site & St Leonards train station.

The development will also contain dedicated community facilities, originally proposed in two buildings - a Community Centre and a Sporting and Recreation Centre. Current available information from LBD indicates that the sports facility will contain three basketball courts, an indoor soccer field and a table tennis room, along with change rooms and amenities. The proposed community centre is a facility with air conditioning, carpeted floors and a kitchenette. It will have 27 car parking spaces and its use will be decided by Willoughby Council. The Developer proposes to give these facilities to Willoughby City Council (WCC) as part of the project's contribution to the community.

Responding to Council DA conditions for heritage installation and heritage interpretive markers, public artwork which celebrates the historical importance of the site, and its

strong links to the history of broadcasting in Australia, are also planned. LBD's website reports that it has commissioned "a combination of sculptural artworks and interpretive signage, reflecting the site's rich history of production and broadcasting. A major artwork showcasing the ABC test pattern and news desk installations will be a feature of the site, along with streets named after ABC personalities. The ABC's iconic, colourful test pattern is synonymous with the early history of television. Artist Wendy Mills is collaborating with the project architects to integrate this image into an artwork as a feature wall in Building D adjacent to the open plaza." (*On The Air – Gore Hill Community Newsletter*, July 2009)

Construction was originally planned to commence in the last quarter of this year, but there would appear to be little building activity on the site at present. We can speculate that the market conditions over the past year or so may have resulted in a slow take-up of leases on the site, and if so the current proposed opening date of 2013 could well be pushed out further.

LBD predicts that once it is up and running, the development will create more than 4000 jobs. Almost a quarter of the site will be landscaped with publicly accessible parks and a large roof garden. Retail facilities will include cafes and restaurants, newsagent, dry cleaner, mini market, doctor, post office and banking facilities. The current zoning does not allow for a supermarket on site.

Home HQ North Shore



IMAGE © CHARTER HALL

The former Council works depot on the corner of Reserve Road and Frederick Street is one development that certainly is progressing. The Charter Hall (CHC) development involves the adaptive reuse of the heritage warehouse building into an integrated bulky goods retail

complex of approximately 22,200m², and over 500 car spaces. This building is also proposed to have strong 'green' credentials, targeting a 4 star Green Star rating from the Green Building Council of Australia.

Construction would appear to be proceeding well, and CHC's 2009 Annual Report (October 2009) reports that tenants will include The Good Guys, JB Hi Fi, Barbeques Galore, Freedom, Bay Leather Republic and Snooze. CHC advises the Centre has over 75% terms agreed, and is likely to open after Christmas.

Boral Cement Plant

Boral is rebuilding its concrete batching plant on Reserve Road for approximately \$12 million. The plant supplies the Sydney, North Sydney and Chatswood business districts and is expected to be completed around June 2010. Boral's 2009 Annual Report states that the company is "benefiting from the Federal Government's Investment Allowance" in reconstruction of the plant.

WCC has approved the roadworks associated with the development. All traffic movements will be on Reserve Road on a left in / left out basis, with a median strip to stop trucks turning across Reserve Road.

Lane Cove Tunnel

The Lane Cove Tunnel development caused much angst in the local community during its design and construction period, and subsequent opening in 2007. Now, we have recent reports that the Tunnel has been put up for sale by its owners, Connector Motorways. The ABC reported on September 29 that "A spokesman for Connector Motorways says all the equity holders, including Leighton Holdings have written off their stakes." Whereas the project cost significantly over \$1bn to build, some media reports suggest the asking price is \$600 million.

Traffic volumes have been well below estimates, postponing some of the APA's concerns about traffic impacts on local streets. However, parking on Artarmon residential streets clearly increased after the tunnel opening – anecdotally, it seems some people are choosing to pay the LCT toll and train fare to the city, rather than the Harbour Bridge toll and city parking fees.