

## Channel 9 – Bigger not better by Peter Wilton

The new owners of the Channel 9 site in Artarmon Road, Willoughby, have submitted a new Environmental Impact Statement (EIS) to the Department of Planning in an application to increase the number of apartments in the development from 400 to 510 dwellings and the height of some buildings from eight storeys to 12 storeys.

The EIS went on a 30 day public exhibition on 5 August. During this period the public were able to make written submissions to the NSW Department of Planning who will assess the revised plan.

The previous Concept Plan for the site was approved by the Land and Environment Court after consultation with the community by the Planning Assessment Commission (PAC) and a Court directed conciliation meeting involving Channel 9, Willoughby City Council, PAC and community representatives. The conciliation process resulted in the maximum eight storey and 400 apartment limits.

The poor design of the approved plan is the key reason given by the site's new owner for its modification. They suggest that the original plan does not provide optimal design outcomes. Their opinion is completely at odds with that of the original design team who consistently asserted that it reflected best practice in urban design.

Changing the size, layout and bulk of the approved buildings might improve the development's visual appeal and design quality but it does little to improve traffic, parking, transport and the impact on local infrastructure caused by the proposed increased density.

The new owner has not justified the 50% increase in the building heights to 12 storeys or the 27% increase in apartment numbers. At recent public



Artist's impression of the Channel 9 development / Image North Shore Times

consultation meetings, their architect had little to say to Artarmon Progress Association on this matter. This is not surprising because the approved height and density reflects the site's location.

Since the original Court decision new apartment developments for 300 dwellings have been approved and are under construction in the area near the Channel 9 site. As a result the proposed additional 110 apartments on the Channel 9 site will have an increased negative impact on the community.

The site's new owners have provided no justification for their proposed increase in building height and apartment density or why the PAC and Land & Environment Court determinations should be overturned.

At the PAC public meeting in 2013, the community showed that it supported appropriate residential development on the Channel 9 site. This site is located too far from mass transport, schools, shops and other amenities for it to be a suitable location for the high rise, high density development proposed.

In 2013 the NSW's peak planning authorities determined that residential development on the Channel 9 site should be limited to a maximum of 400 apartments. Since then there has been no change to the site size or its location that warrants any increase in the approved apartment numbers.

### Inside this issue

Editorial	page 2
Historical Plaques	page 2
A Note from the President	page 3
APA Annual General Meeting	page 3
Opportunity Classes Mark 80 years	page 4
Celebrating 75th Edition	page 5
Community Comes Together	page 6
Artarmon Village Update	page 7
Enjoy an active life	page 7
Profile: Christine Kelley	page 8
Sustainability Street	page 9
Councillors' feedback	page 10/11
Pruning	page 13
Artarmon's future in our hands	page 14
Gore Hill Park Redevelopment	page 14
Sydney Metro Update	page 15