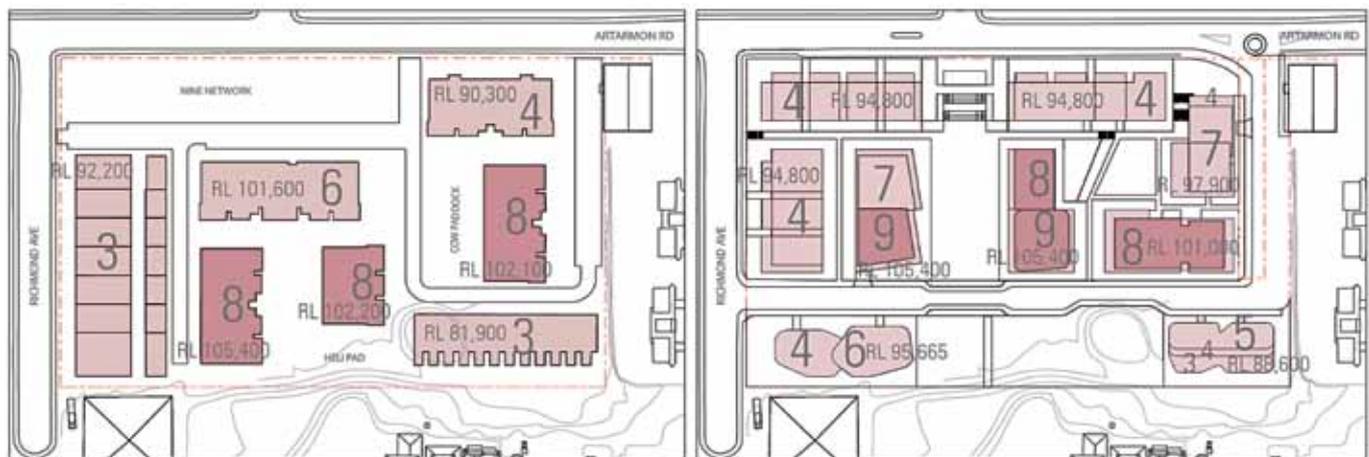


Channel 9 Site Recommended Increase by Peter Wilton



Comparison between the approved (left) and newly proposed (right) / sourced from amended proposal Euro Properties and Lotus Property Fund No. 8

In November 2018, the NSW Department of Planning and Environment released their assessment of the proposed changes to the Channel 9 site development. The Department has recommended the Independent Planning Commission (IPC) approve the amended scheme.

The Department's assessment has come nearly a year after the Channel 9 site owners, LEPC9 Pty Ltd, applied to modify the approved development with a 50% increase in the maximum building height, to 12 storeys, and a 25% increase in apartment numbers, to 495 units.

The community responded in strength to the proposed amendments and lodged 430 submissions objecting to it. In August 2018, LEPC9 Pty Ltd amended their application and lowered the proposed maximum building height to 9 storeys, and reduced the increase in apartments to 460 units.

The proposed Channel 9 site development has been drawn out. It began in November 2010, when the Keneally NSW Government accepted Channel 9's proposal for a 600 apartment development as being "state

significant". This allowed the project to bypass local planning controls under the much maligned Part 3A planning regime. In 2014, after concerted community action, a scaled down 400 unit development was approved. In 2015 Channel 9 sold the site to its current owner, LEPC9. In 2016 LEPC9 applied to increase the development to 510 units, reducing this to 495 units in 2017 and to 460 units in 2018.

The IPC will determine whether the amended Channel 9 development is approved. The IPC was formerly known as the Planning Assessment Commission. It is independent to the Department and will review the assessment report before making its own decision.

The Department's recommendation is similar to their position in 2014. At that time, Channel 9's then 450 unit development was recommended by the Department. The Planning Assessment Commission ignored this recommendation and reduced the development to 400 units. The Commission determined that the Channel 9 site was unsuitable for such high density housing. Nothing has

changed to the site in the period since to now justify an increase in unit numbers. If anything, the site is less suited, with the proposed revised road layout likely to worsen traffic congestion.

The IPC have planned a public meeting in late November 2018 as part of their approval process.

The Artarmon Progress Association are helping organise a response to the IPC. The APA objects to the amendments because of the detrimental community impact caused by the extra apartments, changed internal street layout and inferior public space.

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