



13 November 2018

Professor Mary O'Kane
Chair, Independent Planning Commission
201 Elizabeth Street
Sydney NSW 2000

Attention: Ms Dianne Leeson (Panel Chair)

RE: Channel Nine Site, 6-30 Artarmon Road, Willoughby

We write in support of the proposed modification to the Concept Approval which has been referred to the Independent Planning Commission.

Walter Projects Pty Limited is the registered owner of 21 properties located at 1-27A/B Walter Street and 450-460 Willoughby Road, Willoughby. Several of these properties adjoin the Channel Nine Site to the south, south-east and south-west.

Whilst our site is currently occupied by a series of individual dwelling houses, we have recently secured a series of valid and active development consents from Willoughby City Council to permit the redevelopment of the land holding for residential apartment buildings and child care centre purposes. For those sites that are located adjacent to the Channel 9 site, the Development Applications for those buildings included an assessment of the potential interface with future proposed development under the modified CHROFI scheme and found this to be acceptable.

Furthermore, we are in the process of progressing a Planning Proposal (LEP Amendment) to increase the development potential of the site. This Planning Proposal is currently the subject of a Rezoning Review by the Sydney North District Planning Panel – the purpose of this review is to fast-track an amended Planning Proposal that is consistent with the recommendations of the Planning Panel and Willoughby City Council officers in relation to our earlier proposal which was considered by the Panel in June 2018. In summary, the amended Planning Proposal would permit:

- Rezoning of our properties from R3 Medium Density Residential to R4 High Density Residential;
- Maximum Floor Space Ratio of 1.5:1; and
- Maximum building heights between 24 and 27 metres.

Subject to the successful progression of the Planning Proposal, we would anticipate submitting a new Development Application(s) in 2019 for redevelopment of the properties in accordance with these controls. We do not expect that the revised redevelopment proposal would result in any potential interface or amenity issues with the revised proposal for the Channel Nine site.

In relation to the proposed Modification Application and the new CHROFI urban design scheme, we note the following:

- The proposed amendment would significantly enhance the urban design and development outcomes arising from the redevelopment of the site compared to the existing approved master plan. In particular, the alignment of buildings and urban form reduces overshadowing to Walter Street compared to the existing approval.
- The proposed increase in open space, enhances local amenities and improved connectivity through and upgrades to the Walter Street Reserve would have a significant positive effect on the general amenity of the locality and will assist in facilitating connections between Flat Rock Reserve, Walter Street Reserve and Artarmon Oval.
- We are satisfied that the proposed building envelopes will allow future residential development on our site to achieve solar access compliance with regard to the Apartment Design Guide requirements, and would not give rise to any other unacceptable planning or development impacts.
- The proposed public benefit offer toward the upgrade of local traffic infrastructure would align with our own proposals to work with Willoughby City Council to undertake separate traffic infrastructure upgrades.

In light of the above we offer our support to the current Modification Application and recommend that the Independent Planning Commission approves the application.

Yours Sincerely



Christopher Rose
Director
Walter Projects Pty Limited