

Channel Nine (Mod 2)/IPC submission

Roger Promnitz – Naremburn Progress Association

Good morning Commissioners and interested parties, my name is Roger Promnitz and I'm speaking today on behalf of the Naremburn Progress Association, as Naremburn is only two blocks away from the Channel Nine site and many of its residents experience the same sorts of issues as you've already heard from other speakers. Let me be perfectly clear to you in saying we OBJECT to the MOD 2 Concept Plan for reasons we shall cover in the presentation.

We've heard from the Applicant's representatives regarding the advantages accruing to the developer if the Concept Plan is approved. We've also heard about the advantages allegedly accruing to the community if the Concept Plan is approved. However, one of the key issues here is: are they really improvements for public enjoyment?

Let's take a look at a few.

First, the number of units. The applicant would honestly have us believe that an extra 60 units over and above the 400 already approved is good for the community. An extra 15%, which means an extra 130-140 people living in that redeveloped site, putting additional pressure on already stretched infrastructure such as public transport, schools, hospitals, road networks, sporting fields (oh, and don't forget it's quite likely that one of our premier sporting facilities could be a construction site for the next 6-7 years if the Beaches Link goes ahead). The community's position on this latest Plan could have been a lot different if the Applicant had stuck with the boundary conditions as previously set by the PAC and the Land and Environment Court, and which resulted in what we all thought was the final solution. 400 units – sure, it was 50 more than we wanted but if it had the effect of finalising the long battle and restoring the community's faith in the consultation process then so be it. Nobody thought that by merely changing the owner then all previous rulings could be set aside and we start this whole ugly process again.

Next point: the increase in open space. In the Approved scheme, at least there was a decent-sized public park on the corner of Artarmon Road and Richmond Ave. Now the Applicant is claiming that by relocating the open space to the centre and rear of the site the public will have improved access, but we all know that the sense of being "fenced off" to the public will be very strong, and a disincentive to use those areas.

Building height is the next point. Buildings around the perimeter of the site are proposed to be 1-2 storeys higher than in the approved plan, but without exceeding previous RL's. How is this done – by excavating! Not an attractive concept, unlikely to achieve adequate amenity and certainly not in keeping with the low density nature of the surrounding development.

In closing, may I just highlight the location of the Channel Nine site as being one of the greatest impediments to its becoming medium density residential development. Most projects of this type are being situated over or adjacent to major public transport nodes, hopefully to lessen reliance on private car travel. This site does not possess such attributes: the Artarmon railway station is about 1.5km away, whilst peak hour buses to the CBD are already over capacity and often leave would-be passengers stranded at the local bus stops.

Despite all this, we're not opposed to development. But we already have an agreed and approved Plan – let's just stick to it!

Thank you for your attention.