

11/55 Garland Road,  
Naremburn. 2065

Ms. Dianne Leeson  
Independent Planning Commission  
201 Elizabeth St  
Sydney. NSW. 2000

**Re: Modification to Channel Nine Site Development**

I have previously written in support of this project because of its unique nature and what I considered to be a belligerent campaign by a small 'not in my backyard' group of so called progress association members and political misfits who knew the system.

Sydney deserves major projects like this and its fate should not be determined or delayed by such prejudice. I always thought it was sympathetic to its precinct and provided tremendous facilities not only for those who would occupy it but those living nearby as well.

Now as I understand it, the developer has submitted modifications to the Concept Plan for approval so that a new master plan can be delivered.

That's all above my head but I am writing in support of the proposed Modification Application to the Concept Plan to see this project completed.

The developer has obviously made these modifications to meet previous objections but the changes bring forth obvious advantages over the current approved scheme and I believe should therefore be approved accordingly.

I particularly like the simpler layout making the site more accessible to the local community. The continuous connection to the Walter Street Reserve and extended Edward Street corridor view are significant improvements. It will be great for the community to be able to walk through the whole site down to the escarpment, new park and existing cycleway.

I also believe the lower scale buildings around the edges integrate better with the surrounding neighborhood and as such will shield the 8 story buildings more resolving some of the previous design issues.

The proposal now involves only 60 extra apartments, compared to the 95 extra apartments when the application was exhibited and the developer has also ensured that the overall height will not increase.

The usual voices usually complain about the extra density. However, density determines services, not profit and should therefore be left to the professional urban designer.

it is important that this project provides more housing in the area so that young people have a greater opportunity to stay in the area (particularly given the child care centre next door at Castle Vale and the proposed centre at Walter Street), and to provide options for older people to down-size into apartments with lifts and local shops.

If the proposed increase in apartments doesn't result in any worse impacts than the approved scheme, I think it is a good outcome.

The fact that the new apartments will fund the cost of upgrading the neglected and weed infested Walter Street Reserve will benefit the rest of the community and the playground concept for the satellite dish area looks really exciting for local kids.

Overall I welcome the provision for new open space. It seems to be significantly better. Artarmon Road can be busy at times and moving the corner park to a safer and quieter portion of the site is logical. Provided that public access is maintained from Edward Street and Artarmon Road, the new space will be a lot more peaceful. The potential to integrated and connect through to the Walter Street Reserve will be a huge improvement, allowing people to walk from Edward Street straight through the new park and down to the cycleway, which connects through to the other regional open space areas.

Finally, whilst I understand that there is no guarantee that a child care centre will be provided, I would like to see approval given for such a centre to be included in the project.

I sincerely hope that you approve the Modification Application so that the new master plan can be delivered. This is a significant improvement for the community and I believe it should therefore be supported.

Kind Regards.

Howard Wheatley.