



COMMISSION APPROVES CHANGES TO PROPOSED REDEVELOPMENT OF CHANNEL NINE SITE

31 January 2019

The state's Independent Planning Commission has approved changes to the proposed redevelopment of the Nine Network's Willoughby headquarters.

Euro Properties and Lotus Property Fund No. 8 has sought to modify its existing concept approval for a major residential development on the Artarmon Road site to:

- increase the number of approved building envelopes from seven to nine
- increase the number of dwellings to 460 (+60)
- increase the maximum ground floor area to 43,907 m² (+6,771m²)
- vary the permitted non-residential uses to include a child care facility, and
- exclude the portion of Scott Street owned by Willoughby Council from the development

The matter was referred to the Commission for determination after the Department of Planning & Environment received 686 public submissions on the proposed modifications – including 637 objecting to them.

Chair of the Commission, Professor Mary O'Kane AC, appointed a three-member Panel, comprising Ms Dianne Leeson (Panel Chair), Mr John Hann and Mr Russell Miller AM, to scrutinise the application and make a determination.

The Commissioners met separately with the proponent, representatives of the Department and Willoughby Council, and visited the site and surrounding areas.

They also held a public meeting to listen to the community's concerns, which centred on the increased density of the development; traffic impacts and distance from transport and services; the relocation and accessibility of open space; urban design; and a lack of community engagement by the proponent.

After carefully considering all the material before it and weighing the community's views, the Commission has today (Thursday 31 January 2019) determined to approve the application, subject to conditions.

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The Commission concluded the proposed modification to the development is in the public interest – finding it will deliver improved overall design and built form outcomes, more publicly-accessible open space and other similar benefits to the Project as originally approved, including the provision of affordable housing.

It also found the proposed increase in density is unlikely to result in any additional environmental and/or social impacts that cannot be appropriately and effectively managed through conditions.

The Commission has applied conditions of consent to the project in response to community concerns around density, traffic and parking impacts and public access to open space.

The conditions are “designed to prevent, minimise and/or offset adverse environmental impacts and impacts on the community,” the Commission noted in its Statement of Reasons.

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