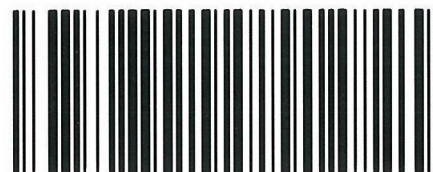


16 May 2016

Department of Planning and Environment
Planning Services
GPO Box 39
Sydney NSW 2001



PCU065415

ATT: Amy Watson
Team Leader
Key Sites Assessments

Subject: Request for Secretary's Environmental Assessment requirements for proposed modifications to the concept approval at the Channel 9 site, 6-30 Artarmon Road, Willoughby (MP10_0198)

I write regarding the request by JBA Urban Pty Ltd on behalf of LEPC9 Pty Ltd (the Proponent) for the Secretary's Environmental Assessment requirements for proposed modifications to the concept approval at the Channel 9 site, 6-30 Artarmon Road, Willoughby (MP10_0198).

Council appreciates the opportunity to have input into the draft SEARs and in particular providing comment on the key issues and assessment requirements.

Please find attached Council's comments.

Yours faithfully



Norma Shankie-Williams
Strategic Planning Team Leader



ENGLISH

If you do not understand this document, please visit Council's Administration Building to discuss it with Council staff who will arrange an interpreter service. The Administration Building is located at 31 Victor Street, Chatswood and open from 8.30am to 5pm, Monday to Friday. Alternatively, you may ring the Translating & Interpreting Service on 131 450 to ask for an interpreter to contact Council for you. Council's phone number is (02) 9777 1000.

ARABIC

إذا كنت لا تفهم هذه الوثيقة يرجى زيارة مبنى إدارة مجلس البلدية لمبعتها مع موظفي المجلس الذين سيستخدمون ترتيبات للحصول على خدمة الترجمة الشفهية. يقع مبنى الإدارة على العنوان 31 Victor Street, Chatswood وهو يفتح من الساعة 8.30 صباحاً إلى 5 مساءً أيام الاثنين إلى الجمعة. يمكنك بدلاً من ذلك الاتصال بخدمة الترجمة الخطية والشفوية على الرقم 131 450 واطلب أن يقوم مترجم شفهي بالاتصال بالمجلس بالنيابة عنك. رقم هاتف المجلس هو: (02) 9777 1000.

ARMENIAN

Եթե չէք հասկնար այս փաստաթուղթը, խնդրենք այցելեցեք Քաղաքային Խորհուրդի Վարչության Շենքը արդ մասին խօսելու Քաղաքային Խորհուրդի աշխատակիցներու հետ որոնք ձեզի համար թարգման մը կը կարգադրեն: Վարչության Շենքը կը գտնուի 31 Victor Street, Chatswood եւ բաց է կ.ա. 8.30 – կ.ե. 5.00: Երկուշաբթիէն փինչեւ Ուրբաթ: Կարելի է նաեւ հեռաձայնել Թարգմանութեան Սպասարկութեան 131450 եւ խնդրել որ թարգման մը կապ հաստատէ Քաղաքային Խորհուրդին հետ ձեզի համար: Քաղաքային Խորհուրդի հեռախօսի համարն է (02) 9777 1000:

CHINESE SIMPLIFIED

如果您不明白本文件，请前往市政府行政大楼，与市政府职员讨论，市政府职员会安排传译员提供服务。行政大楼位于31 Victor Street, Chatswood，上班时间是周一至周五上午8:30至下午5:00。此外，您也可以致电翻译传译服务处，电话131 450，请传译员为您联系市政府，市政府的电话是(02) 9777 1000。

CHINESE TRADITIONAL

如果您不明白本文件，請前往市政府行政大樓，與市政府職員討論，市政府職員會安排傳譯員提供服務。行政大樓位於31 Victor Street, Chatswood，辦公時間是週一至週五上午8:30至下午5:00。此外，您也可以致電翻譯傳譯服務處，電話131 450，請傳譯員為您聯絡市政府，市政府的電話是(02) 9777 1000。

CROATIAN

Ako ne razumijete ovaj dokument, molimo vas otidite u administrativnu zgradu općine i razgovarajte s osobljem općine koje će vam organizirati usluge tumača. Zgrada općine se nalazi na adresi 31 Victor Street, Chatswood i otvorena je od 8.30 izjutra do 5 poslije podne, od ponedjeljka do petka. Druga mogućnost je da nazovete Službu prevoditelja i tumača (Translating and Interpreting Service) na 131 450 i da ih zamolite da vam nazovu općinu. Broj telefona općine je (02) 9777 1000.

GREEK

Αν δεν καταλαβαίνετε αυτό το έγγραφο, παρακαλούμε επισκεφθείτε το Κτίριο Διοίκησης της Δημαρχίας για να το συζητήσετε με το προσωπικό της Δημαρχίας που θα οργανώσει διερμηνεία για την εξυπηρέτησή σας. Το Κτίριο Διοίκησης βρίσκεται στη διεύθυνση 31 Victor Street, Chatswood και είναι ανοιχτό από τις 08:30 π.μ. έως 5 μ.μ., Δευτέρα έως Παρασκευή. Διαφορετικά, μπορείτε να τηλεφωνήσετε στην Υπηρεσία Μεταφράσεων και Διερμηνείας στο 131 450 και να ζητήσετε από ένα διερμηνέα να επικοινωνήσει με τη Δημαρχία για λογαριασμό σας. Ο αριθμός τηλεφώνου της Δημαρχίας είναι (02) 9777 1000.

ITALIAN

Se avete difficoltà nel capire il presente documento, rivolgetevi all'Administration Building del Comune e gli addetti municipali provvederanno a richiedere l'assistenza di un interprete. L'Administration Building è situato al n. 31 di Victor Street, Chatswood ed è aperto dal lunedì al venerdì, dalle 8.30 alle 17. Oppure potete chiamare il Translating and Interpreting Service al 131 450 e chiedere loro di mettersi, per vostro conto, in contatto con il Comune. Il numero telefonico comunale è (02) 9777 1000.

JAPANESE

本文書が理解できない場合には、カウンスルの事務局にお越しいただければ、カウンスル職員が通訳サービスを手配の上で、ご相談に応じます。事務局の住所は、31 Victor Street, Chatswoodで、窓口受付時間は月曜から金曜の午前8時半から午後5時までです。他にも、電話131 450の翻訳通訳サービスにおかけの上、通訳士にカウンスルにつなぐように依頼することもできます。カウンスルの電話番号は、(02) 9777 1000です。

KOREAN

이 문서를 이해하지 못하실 경우 시의회 청사를 방문하셔서 시의회 직원과 이에 대해 상의하십시오. 시의회 직원이 통역사 서비스를 주선할 것입니다. 시의회 청사는 31 Victor Street, Chatswood에 위치하고 있으며 월요일에서 금요일, 오전 8시 30분에서 오후 5시까지 오픈합니다. 이니면 여러분이 직접 번역통역서비스에 131 450으로 전화하셔서 통역사에게 시의회에 연락하여 여러분과 연결하도록 요청하십시오. 시의회의 전화번호는 (02) 9777 1000입니다.

Subject: Request for Secretary's Environmental Assessment requirements for proposed modifications to the concept approval at the Channel 9 site, 6-30 Artarmon Road, Willoughby (MP10_0198)

Willoughby Council makes the following comments on the draft SEARs.

Key issues

- 1) An explanation is required as to how the proposed modification to the concept approval satisfactorily addresses relevant legislation, and in particular Section 75W of the Environmental Planning and Assessment Act 1979 (including any transitional clauses).
- 2) All plans are to clearly show the property boundary independent of surrounding land, including Council bushland.
- 3) Under Point 2 'Comparison with the concept approval (MP10_0198)', the following should be added:
 - The EA is to go through the existing conditions of approval and address each condition to clearly explain where changes are occurring and why.
 - Provide a site layout plan that clearly shows the location of proposed buildings against approved buildings (in different colour).
 - Provide elevation plans that clearly show the elevation of each proposed building to Australian Height Datum against approved buildings to Australian Height datum (in different colour).
 - The different components of open space are to be clearly broken down, so that like is compared to like. Any comparison of public open space is to clearly distinguish soft open space and paths, hard paved areas, internal roads and ancillary footpaths. Any private open space areas are to be excluded from public open space.
 - Any works proposed outside the site boundaries are to clearly shown on a separate plan, and are subject to final support from Council.
 - Measures to ensure public access over the site are to explained.
- 4) Under Point 3 'Design excellence, built form and public domain', the following should be added:
 - The EA shall address why the proposed modification is required to achieve design excellence, when design excellence was already a Condition of the original approval.
 - In sub point 2, 'low rise residential' be added after 'surrounding' (Line 2).
 - In sub point 4, 'low rise residential' be added after 'surrounding' (Line 2).
- 5) Under Point 6 'Construction management', the draft construction management plan is to address any staging of construction and any changed arrangements for each stage.
- 6) Under Point 7 'Social Impact', add 'including schools' after 'community' (end of second line).
- 7) Under Point 11, 'Contributions and / or Voluntary Planning Agreement',
 - 'Section 94' should be replaced by 'Section 94A'.
 - Add 'Any Voluntary Planning Agreement will require the agreement of Council, should be provided in full as part of the proposal and accompanied by an explanatory note.'

- 8) Under Point 12, add after SEPP 55, 'including lead paint from the neighbouring television tower'.

Plans and Documents

- 9) Replace 'shadow diagrams' with '**certified** shadow diagrams.'