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Job no. DOC16/395211
File no. EF13/12935
Your ref. MP10_0198 MOD 1

Brendon Roberts
A/Team Leader
Key Site Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

By email: michele.nettlefold@planning.nsw.gov.au

Dear Mr Roberts

**Modification request for 6-30 Artarmon Road, Willoughby (former Channel 9 Site)
(MP 10_0198 MOD 1)**

Reference is made to your letter dated 1 August 2016 inviting the Heritage Council of NSW to make a submission on the proposal to modify the concept approval for the former Channel 9 Site at 6-30 Artarmon Road, Willoughby.

The proposed amendments to the development include:

- Replace the concept approval; layout for 7 building envelopes with heights up to 8 storeys with an amended concept layout for 10 building envelopes with heights up to 12 storeys;
- Increase the minimum number of dwellings from 400 to 510;
- Increase the maximum gross floor area from 35,886m² to 45,876m²;
- Increase public open space through an amended configuration and layout;
- Allow for non-residential uses including local retail, office, community or child-care uses; and
- Provide new public benefits towards upgrades to the local road network, bushland regeneration and access towards Walter Street Reserve.

The Heritage Division had provided comments on the previous EA in August 2013 stating that due to the distance of identified heritage items in the vicinity of the development and the low probability of the site containing any archaeological remains with historical significance or research potential, the proposed development was likely to have negligible heritage impacts.

The updated Environmental Assessment (EA) was exhibited for public comment from 5 August 2016 to 5 September 2016. The EA included a Heritage Impact Statement (HIS) prepared by GML Heritage. The HIS notes that the amendments outlined in the modified concept plan are also likely to have negligible impact on historical items located in the vicinity of the site.

Therefore, no objection is raised to the proposed s.75W modification application.



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Should you have any queries regarding this matter, please contact Gary Hinder, State Heritage Assessment Officer at the Heritage Division on (02) 9873 8547 or at Gary.Hinder@environment.nsw.gov.au

Yours sincerely

Rajeev Maini
Acting Manager, Conservation
Heritage Division
Office of Environment and Heritage
As Delegate of the Heritage Council of NSW
14 September 2016