



Our ref: DOC20/425608

Senders ref: MP10\_0198 MOD 4

Amy Watson  
Team Leader  
Key Sites Assessments  
Planning and Assessment Group  
Department of Planning, Industry and Environment  
Locked Bag 5022  
Parramatta NSW 2124

Dear Ms Watson,

**Subject: Modification 4 to Channel 9 Willoughby Concept Plan, 6-30 Artarmon Road, Willoughby**

Thank you for your e-mail received 22 May 2020, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the Modification 4 to Channel 9 Willoughby Concept Plan located at 6-30 Artarmon Road, Willoughby.

The modification involves modifying the Concept Plan Approval as follows:

- incorporation of the TXA Transmission Tower (15 Richmond Avenue) into the Concept Plan and its conceptual demolition
- an additional building envelope for a residential building above basement-level car parking and
- increase in the maximum residential gross floor area from 42,557m<sup>2</sup> to 46,853m<sup>2</sup> (an increase of 4,296m<sup>2</sup>) without any change to the approved maximum of 460 dwellings.

EES have reviewed the Modification Report prepared by Ethos Urban dated 8 April 2020, and the supporting documents and consider that the proposed modification is unlikely to create adverse impacts to natural hazards or Aboriginal cultural heritage issues.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or [bronwyn.smith@environment.nsw.gov.au](mailto:bronwyn.smith@environment.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink that reads 'S. Harrison'.

04/06/20

Susan Harrison  
**Senior Team Leader Planning  
Greater Sydney Branch  
Climate Change and Sustainability**