



Hon Tony Kelly MLC
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MEDIA RELEASE

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PLANNING UNDERWAY FOR REDEVELOPMENT OF CHANNEL 9 SITE

The planning assessment process is underway for a **\$206 million redevelopment of the Channel 9 site** at Willoughby, with community and stakeholder feedback to be sought before any final decision is made.

Minister for Planning, Tony Kelly, said PBL Media Pty Ltd wants to undertake a mixed-use residential and retail development on the 2.9-hectare site bordered by Artarmon Road, Richmond Avenue and Scott Street.

The proposed project would include:

- A gross floor area of 66,600 square metres (66,000 for residential and 600 for retail);
- Building heights ranging from two to five storeys along Richmond Avenue and Artarmon Road and 16-20 storeys in the central part of the site, accommodating approximately **663 dwellings** in total;
- Car parking for residents and visitors; and
- Communal and public open space across approximately half the site, with the public open space to be dedicated to Council.

“The proposal will be assessed under Part 3A of the Environmental Planning and Assessment Act because it meets the non-discretionary criteria to be considered as a major project, as it is a residential/retail development with a capital investment value of more than \$100 million,” the Minister said.

“The Department of Planning has already indicated it has concerns over the proposed density and height of the development and the proposed retention of the communications tower on the site.

“The proposal is at the very first stage of the overall planning assessment process with a number of important steps to come.”

These include:

- The Department working closely with Willoughby City Council and relevant stakeholders to list the key issues which need to be addressed by PBL in its formal application;
- Requiring PBL to undertake comprehensive consultation with the community, particularly nearby residents, as it develops plans;
- PBL developing a proposal to be placed on public exhibition for at least 30 days, after addressing the relevant key issues outlined by the Department;
- Requiring PBL to respond to submissions; and then
- The Department/Minister undertaking a merit-based assessment and making a final decision.

Mr Kelly said project documentation will be publicly available shortly on the Department of Planning’s website.

“With Sydney requiring an extra 770,000 new dwellings over the next 25 years, it’s important new residential developments are carefully assessed, and that’s what the major projects system ensures.”
