

25<sup>th</sup> November 2018

Alfred Boccanfuso

Dear Commissioners,

My name is Alfred Boccanfuso and I have lived at [REDACTED] for twenty years. I speak not only for myself but also on behalf of [REDACTED], which all back directly onto the Channel Nine site. We also are speaking today for all the residents who are unable to be present at this hearing today due to work commitments.

We object to the proposed 460 Unit Development at Channel Nine. The extra 60 units is an over-development which is too high and too dense and should stay at the recommended 400 units which was recommended by PAC Committee and the Land Environment Court and should still stand.

The development site is isolated and on top of the hill. It has no shops on the site to help service the residents, they are far away from shopping centres (1.3km away), train stations (1.5km) and the bus services are already overloaded and working at maximum capacity! The residents will be DEPENDENT on a car to get to the distance of these services. The proposed site has a child care centre but how many children will it cater for?

The child care centre will increase the movement of traffic and safety. The site has a smaller internal road layout which creates lesser visitor car-park on site and reduces Artarmon Road entry points from two to one entry point only. By having less internal roads, this creates a bigger Village Green but has a road located at the beginning of the park area, this could create a safety issue which could make it unsafe for the children to cross.

Walter Street is a narrow and small one lane cul-de-sac with a half size turning circle at the end of the street. Parking is already limited with some people not having a driveway and having more than one car and with commuters parking here daily. The impact will be worse when the Channel Nine development is completed. As there is inadequate parking on the site there will be a pedestrian walkway linking the development and Walter Street. It is certain that the residents of the proposed development will park their cars on Walter Street and walk up the new paths to their units. This will also cause increase noise both motorised and pedestrian.

A major concern is the drop of price to our property value which will be caused by this development. This should not be a burden that individuals should expect to bear just so that Channel Nine can maximise their return. They have gone over eight stories by excavating one level further.

Traffic is an issue now it takes several minutes to turn onto Willoughby Road especially with the new apartment buildings built totalling to nearly two hundred units which are causing increased traffic on Artarmon and Willoughby Road including overload to the surrounding streets. The traffic reports of Channel Nine have not included this impact.

I have been involved from the beginning of 2013 which was the commencement of this Channel Nine development. We have had a petition of approximately three thousand (3000) signatures which was sent to the NSW Parliament by our current Premier Gladys Berejiklian. We have had a street rally, three community meetings there has been over five hundred (500) objections during this process. We have had major support from the Mayor Gail Giles-Gidney and Willoughby City Council and our state member being Premier Gladys and we have an action committee as well as the support from the Progress Association Groups.

I have been a key speaker at the PAC Meeting with an onsite inspection of my property and the surrounding areas and now we come to the IPC meeting here today. In closing I would therefore request that your committee stand by your original decision of 400 units. The Developers have said in the past that "this development will be a GREAT LEGACY TO THE CITY OF WILLOUGHBY". HOW IS THIS SO !!!

I thank you for this time and opportunity to address these issues to you and ensure that these are real concerns that need to be addressed regarding the increased proposed channel 9 development

Yours Sincerely

Alfred Boccanfuso