

From: [Annie Coppock](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Channel Nine Willoughby Concept Approval MOD 2
Date: Monday, 3 December 2018 11:49:23 PM

To whom it may concern,

I would like to object to the Channel Nine Willoughby Concept Approval MOD 2.

The location of the site has limitations as to the number of residents it can sustain while still maintaining the much sought after 'Willoughby lifestyle'.

This lifestyle includes being within a short driving distance to both major hubs of the Sydney CBD and Chatswood. As well as walking distance to multiple schools, easy access to public transport and a relaxed environment where finding a park on the street is not a difficult task.

MOD 2 will completely obliterate this type of lifestyle in its surroundings, as well as for itself. It will decrease the demand on housing thus decreasing the worth of Willoughby area (and worth of the apartments).

PAC and the Land Environment Court have recognised the sites limitations, heard and taken on the voices of the community and have approved 400 dwellings concept (not MOD 2).

While significantly smaller in size to MOD 2, the design will still have major impacts on queues waiting for the M1 during peak hour (regularly reaching as far back as Richmond Avenue x Artarmon Road), as well as increasing the demand for public transport (buses) which are already pushing maximum capacity during peak hours.

MOD 2 will have a much greater negative impact on these activities - why it should not be approved.

I hope your decisions keep the future Willoughby in mind, and reflect the needs and concerns of current residents.

Kind Regards,
Annie Coppock

