

Independent Planning Commission NSW
Level3, 201 Elizabeth Street,
Sydney NSW. 2000



Dear Commissioners,

Re: Channel 9 Willoughby Concept Approval MOD 2

My name is Edward John Wilson and I have lived within the Willoughby community for the past 33 years and have been a member of the Middle Harbour – Willoughby Progress Association for 25 years. I do not claim to represent the views of the Association in this matter merely to indicate my general interest in my community.

I wish to register my objection to this development proposal.

Traffic

The Commissions website refers to a proposed increase in the number of units from 400 approved, to 495 units, although I have heard that the numbers may have been amended 460 units.

This is an isolated site somewhat removed from the nearest major shopping area at Northbridge or Chatswood, thus a car will be considered essential for most residents.

As far as I can establish the Concept Plan does not give a breakdown of the proposed units, so I have made my own breakdown estimate for say 460 units -

25% x 3 BR units 50% x 2 BR units 25% x 1 BR units

Using these figures a **realistic** estimate of the numbers of cars that this development, could attract, excluding visitors, is approximately 747 cars, based on the ratios hereunder.

3 BR x 25% =. 115 resident x 2.5 cars = 287

2 BR x 50% =. 230 residents x 1.5 cars = 345

1 BR x 25% =. 115 residents = 115

Thus on the above basis, an additional 60 units would account for an additional 97 cars.

I am sure that the proposal has not made provision for such numbers – where will the excess go?

The nearby urban streets!

Site Proposals

There is no comparison between the layout approved for 400 units with the majority of the development set back behind a public park . In the crowded layout proposed for 460 units, the park is buried behind and in the shade of the higher structures – far less desirable

Developer Persistence

Whilst I do not live in close proximity to the proposed development, I have followed the evolution of this project since 2013 and have supported the residents protests over their long fight to achieve a reasonable outcome. I can well understand their disappointment in again having to fight against the persistence of developers motivated purely by greed.

Yours faithfully

E. J. Wilson