

30 November 2018

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Independent Planning Commission

**Letter re Channel 9 Willoughby – Concept Plan Mod 2**

I write to add my voice requesting that IPC reject the increased unit numbers and to maintain the limit of 400 units set by the Planning and Assessment Commission (PAC) and the Land and Environment (L&E) Court, and to reduce the height and storey levels of the buildings along Artarmon Road and Richmond Road to that set by PAC and the L&E Court.

I object to the proposed development, the revised plan has reduced the development space, but increased the height and density of the development. The number and height of buildings, along with the number of units are excessive. Too high and too dense.

This proposal is a worse proposition for our community, particularly in terms of traffic, and the reduced potential to use of open space with the location being now well away from Artarmon Road.

PAC has already considered this matter and agreed the appropriate density and scale of this development. I implore you to reject this plan.

Yours sincerely

Elizabeth Kosutar