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23 November 2018

The Commissioners  
Independent Planning Commission  
Level 3, 201 Elizabeth Street  
SYDNEY, NSW, 2000

Dear Sir/Madam

Re: Development Channel 9 Site, Willoughby.

I write to voice my objection to the major changes to the approved plan for the Channel 9 site. Along with the community of this area, I have accepted reasonable development of this site. My objections to the proposed modification of the approved plan are based on the impact on traffic and parking in our local area and on the unsuitability of the increased density and height in the proposed modification.

- Firstly, the site is not convenient to public transport and people in the development will need to drive to access services. It is at the top of a hill, and anybody accessing public transport by bus has to navigate that hill. Peak hour buses to the city are already often full before they reach the local stop (corner of Willoughby Road and Small Street) in the mornings, and this is before anybody moves into the site. Train transport is a further distance away. Channel 9 recognises this and runs a commuter bus for its staff to the station.

As a consequence of the lack of accessible public transport, people in our neighbourhood need one car per household at a minimum, and sometimes two or three, to access essential services such as supermarkets (Chatswood and Northbridge) and other amenities.

This is not a site located like other high density sites in the local area in Willoughby or Chatswood, which are generally on bus routes and/or close to railway stations and shops. People residing at the site will also need one, two or three cars per family. The proposed increase in units will mean more vehicles on the local roads.

- The impact on roads of the approved 400 sites will already be considerable, and an additional 60 units would worsen the situation. Traffic is already banked up on Willoughby Road approaching Artarmon Road in the morning peak (before any units are built). Artarmon Road in the other direction and Sydney Road will also be affected by heavier traffic from increased vehicle numbers from additional units.

- Additionally, parking on nearby streets will be impacted not only by the proposed increase in units but also by the loss of internal roads in the modified plan. Residents on Edward, Richmond and Lucknow Streets, as well as Artarmon Road, are likely to find competition for street parking will be worsened. I had been heartened by the internal road configuration in the approved plan, which I believed showed some concern for the parking stresses of residents on the site and their visitors, but am dismayed by the new plan with reduced internal roads.
- The proposed height and density are unsuitable for the location, situated as it is with neighbouring low density housing. The proposed reduced building set back on Artarmon and Richmond Roads will be visually unattractive. The proposed density is not consistent with the planning goals, philosophy and strategies of either the North District or Willoughby City Council.
- The moving of the proposed park from Artarmon Road to the back of the proposed complex effectively means the amenity is less available to local residents and accessible easily only for people living on the site. This is a disappointment, as the park was at least visually appealing and offered a benefit for local people who will have to live with the increased housing density, traffic and parking problems created by the development.

In conclusion, I request that the Independent Planning Commission:

- Reject the increase in unit numbers, and maintain the limit set by PAC and the Land and Environment Court
- Reduce building height and storey levels to that set by PAC and the Land and Environment Court.

Yours sincerely

(Ms) Gail Thomas.