

From: [Jane Williams](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Channel 9 Willoughby Concept Approval MOD2
Date: Wednesday, 28 November 2018 3:58:57 PM

Dear Sir/Madam,

I am writing to make a submission regarding the proposal by the Channel 9 site owners LEPC9 Pty Ltd, to increase by 15% the apartment numbers from 400 to 460. After attending the meeting yesterday, November 27th at Club Willoughby, I wish to add my voice to all those speakers like the mayor of Willoughby Council Gail Giles-Gidney, Peter Wilton (Artarmon Progress Association) Roger Promnitz (Naremburn Progress Association) and many others who oppose this proposal. After listening to all the speakers involved it is evident that the developer is trying to achieve what in all fairness has been previously denied. As you will make the final decision it is imperative that you consider balancing the needs of the community to accommodate development without destroying the neighbourhood and the quality of life for the existing and future residents.

In 2014 the Land and Environment Court approved a development of 400 units on the site. In the same year the Planning Assessment Commission determined that the Channel 9 site was unsuitable for such a high density housing development. With the passage of time none of the circumstances which constituted this decision have changed therefore no justification for an increase in numbers is validated.

The recommended changes to the Channel 9 development, if approved, will have significantly negative consequences for our neighbourhood. The first negative consequence relates to the proposed revised road layout which has the potential to severely worsen an already congested traffic flow. Notwithstanding the fact that the development will be using a public road for almost exclusive private use and therefore deny the community the revenue from which it could have benefited. The site itself being situated in a residential neighbourhood lacks the infrastructure and access to mass transport necessary to facilitate its needs. Most residents in this neighbourhood rely on private transport and the public system is already overcrowded and failing to adequately meet the needs of the existing community. Increased traffic congestion will add to parking problems in

nearby residential streets where parking is already difficult.

Another negative consequence relates to the changed public land and public contributions. These are inferior to the approved scheme. Disturbing when one considers the implications for the community as a whole. Community outdoor leisure facilities like the Willoughby Leisure Centre are already stretched to the limit on weekends. Many other facilities needed by a development such as this are not easily accessible i.e. medical, dental, retail and more, due to the residential location of the site.

As a long standing resident of Willoughby in Sydney Street for over thirty years, I urge you to consider the need for balance between the financial motivation of the developer and the genuine consideration of existing and future residents for the wellbeing of this community. 450 units is definitely an over development of the site which has the potential to permanently and irreparably damage the neighbourhood. My sincere wish is that you reject this proposal for all the aforementioned reasons.

Yours sincerely,

Jane Williams