

30 November 2018



Independent Planning Commission

Letter re Channel 9 Willoughby – Concept Plan Mod 2

Thank you for allowing the community to address the commission on 22 November 2018. 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.

My family has lived in our house for 22 years, we have not been against development of the site but this Modification 2 is too high and too dense, and is not in the interest of the local community.

I am adamantly against the increased density and height of Mod 2 . Too high, too dense. My concerns are as follows:

- The impact of the proposed density on:
 - Traffic flow to the immediate area and surrounding arterial roads. The removal of Scott St from the development and the proposed addition of a roundabout will play havoc with local traffic flow.
 - Public transport services, both bus and train. These services are already under pressure buses frequently going straight passed stops because they are full. The additional demand from such a large development, along with other developments underway will have significant detriment to existing residents.
 - Demand for local schools and childcare facilities. I have concern over the ability of our local schools to cope with the likely influx of additional students based on the scale of this development and additional developments in the area.
- Open space has been moved to the rear of the property lessening likelihood of use from local residents and the aesthetics of the development from Artarmon Road.
- The building layout is visually less desirable than the approved concept plan.
- The proposed height increases of the buildings along Artarmon Road and Richmond Road with the far reduced set back is extremely worrisome.
- The site is far from local amenities, we have 4 cars in our family to facilitate the necessary movements of ordinary living. Most families nearby have at least two cars, the house over the road has 5. I worry about the number of additional cars, traffic and parking.

I accepted the previous ruling of PAC, which seemed a compromise between the original proposal and the community submission. I do not believe the benefits outlined by the Project Director offset the negative impact on our community of the additional height and density of the revised plan.

Yours sincerely

Karey Kettle

