

From: [Malcolm Hyslop](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Reference - Channel 9 Willoughby Concept Approval MOD 2 - Objection
Date: Sunday, 2 December 2018 3:49:04 PM

I am writing to object to the latest modification of the Channel 9 site on behalf of myself, my wife and two children. We have lived opposite Channel 9 since 1999.

Our reasons for objecting remain the same. Essential this being that the scale and density are inappropriate for the site and its position. Examples of how this will impact the local community are briefly listed below. A number of other factors and their adverse effects have also been included.

* Traffic and transport

- Traffic studies for the site are flawed. A heavy emphasis is placed on residents using local public transport. The site is located **too far** from Artarmon rail station and the closest shopping precinct at Northbridge. As evidenced by Channel 9 providing a courtesy bus from and to Artarmon station for its employees. Thus residents will be reliant on one or two cars to get them to local shopping centres, schools, other facilities and Artarmon Station, which now has 4 hour parking on many of the surrounding streets thus preventing the station being used as a workday transport hub for those too far from the station to walk.
- The bus stop at the corner of Willoughby Rd, Artarmon Rd and Small St is the second last stop before the city. Consequently in peak hour many buses are full by the time they reach this stop.
- Access from the new site will be limited, particularly in peak hour, when traffic backs up Artarmon road past Edward St and Richmond Ave.
- Richmond Ave will be adversely affected by greater traffic flow, and on street parking.

* Build form and heights

- Terraces along Richmond Ave have been replaced with 4 story apartment blocks which are out of keeping with single storey dwellings opposite, and create a poor transition to the higher apartment blocks in the centre of the development.
- The same applies to Artarmon Rd
- The, 6,7, and 9 story buildings have been brought closer to Richmond Ave, thus increasing their adverse visual impact.

* Public green space

- Unseen from Artarmon Rd, the local community outside of the site will be hesitant to utilise this space, assuming they know it is there.

* Contributions from the developer to the local community are less than before and will in no way ameliorate the impact of the development. It would also appear the developer is not paying for Scott St which is a public street.

* Design excellence is in the eye of the beholder, or in this case, the developer. Simply put as it was always a part of the original plan, it should not be used as an argument for increased density.

Myself and my family accept the site will be developed and have been fully engaged with the planning process over the years as a result. However this development needs to be appropriate for the position of the site and surrounding suburban area.

In summary we would like to see:

- Rejection of the increase in unit numbers and maintain the limit set by PAC and the Land & Environment Court
- Maintain the maximum height and story levels of buildings bordering Richmond Ave, Artarmon Rd and within the site itself as set by PAC and the Land & Environment Court.

We sincerely appreciate your consideration of our concerns.

Many thanks,
Malcolm

Malcolm Hyslop



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