

Submission to Independent Planning Commission Meeting 27 November 2018
Channel 9 Willoughby Concept Approval MOD 2

Margaret Sunde

Commissioners,

Thank you for the opportunity to address this meeting today. My family and I have lived at [REDACTED] [REDACTED] 30 m from the top of the Channel 9 site, for 16 years.

We have been keenly interested in the redevelopment of the site and have attended meetings and made submissions at every opportunity. Our experience of living close to the site means that we can speak with personal knowledge of the location. We are supportive of the development of the Channel 9 site as currently approved. The plan represented a thoughtful and evidence-based agreement after considerable effort and input from many stakeholders. These proposed modifications under discussion today go against the negotiated agreement, which had sought to achieve a balance between density of housing and integration with the community and the environment.

The agreed compromise with 400 units was made in conjunction with an effort to integrate the buildings into the surrounds. The publically accessible park area along Artarmon Road and gradual stepping through 3 storeys to 6 and then 8 can provide a welcoming aspect to the development, incorporating the site within the local area. The proposed modifications overdevelop the site and do not integrate with the surrounding low-rise housing. These modifications isolate the development. The area set aside for green space on the lower south side towards Walter Street will be inaccessible to the wider community behind the block-length of 4-storey buildings lining Artarmon Road. In addition, the proposed reduction in the non-residential space means that there is less opportunity to bring shopping or medical facilities onto the site that could add value to all local residents.

The proposed modifications with 60 additional units have been made during a time when no additional public transport improvements have been provided but 175 new residences have been built at the northern end of Edward Street. We recognise that this is an attractive area to live. However, it remains a relatively isolated site that necessitates the use of private cars. My family has two cars, the neighbouring two houses on the east side of ours have two cars each and the two on the west side have three cars each. There are no significant shopping facilities or medical services within reasonable walking distance. The residents of the Channel 9 site will need to use cars to reach amenities like these. Walking to the Northbridge shops means a 1.3 km walk up and down steep hills, which is not easy for those with limited mobility or with strollers or trolleys. Significantly, currently Channel 9 runs a shuttle bus service morning and evening to Artarmon Station because they recognise that it is not practical for their staff to walk this distance twice everyday. The bush track through the reserve is not lit at night, nor paved, so is unsuitable in wet weather or for those with trolleys or strollers. The local area already struggles with the through-traffic from Artarmon and Chatswood to Willoughby Road and the modified plan does not address the increased traffic demands that will arise with this increase in numbers.

My family and I request that the Independent Planning Commission recognise the extensive efforts made previously to set a reasonable level of density and height that was appropriate for the area. We request that the IPC reject this increase in unit numbers and maintain the lower numbers and height levels agreed on by the PAC and Land and Environment Court.

Thank you.

