

**From:** [REDACTED]  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Objection: Channel 9 Willoughby Concept Approval MOD 2  
**Date:** Sunday, 2 December 2018 10:32:48 PM

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Dear Chair and Panel Members

My family and I reside at [REDACTED], Willoughby. Our home is directly opposite the Channel 9 development site.

I support the development of the Channel 9 site provided the plans are appropriate for the site and the surrounding community. In this vein, I am comfortable with the existing approved scheme.

I object to the modified scheme as put forward by LEPC9 (MOD 2) as a development for 460 apartments – and the attendant modification to the plans – is unsuitable for the site and the surrounding community.

LEPC9 claims that the modified plans are ‘comparable’ to the existing scheme as approved by the PAC. I disagree. Whilst, for residents of the single-story dwellings along one side of Richmond Avenue, the proposed Scott Street connection may ‘break down’ the approved row of town houses in a visual sense, the traffic impacts of the proposed Scott Street connection make the MOD 2 proposal inferior to the existing, approved scheme.

The approved scheme has the access point at the northern end of Richmond Avenue and not directly opposite any homes. MOD 2 has the access point well down Richmond Avenue, very close to our home. This will result in a significant increase in traffic movement past our home, and our neighbours' homes, meaning reduced privacy, increased noise, and increased demand for street parking.

Furthermore:

The site is surrounded by single-story residential homes.

~~Artarmon~~ Road is already a very busy road.

MOD 2 was released without any community consultation.

The site is isolated from mass transport. ~~Artarmon~~ Station is not an easy walk for many residents and the buses on Willoughby Road are already at or over capacity, especially during peak hour.

The site is also isolated from shopping centres; residents are dependent upon their cars to travel to shopping centres in surrounding suburbs. Although buses travel to the shopping centres at ~~Crows Nest~~ and Chatswood, it is highly unlikely that residents will walk up the steep hill on ~~Artarmon~~ Road with their groceries.

MOD 2 provides for a reduced building set-back along ~~Artarmon~~ Road, Richmond Avenue and Scott Street, not in keeping with the local area.

Thank you for considering my objection to the MOD 2 proposal.

Regards

[REDACTED]

[REDACTED]

