

From: [Stephanie Lee](#)
To: [IPCN Enquiries Mailbox](#)
Subject: C9 Concept Plan
Date: Tuesday, 4 December 2018 3:06:23 PM

As a resident of [REDACTED] I would like to express my disappointment that the present iteration of the Planning Commission did not adopt the decision of the former Planning Commission regarding the number of units and the overall design.

Apart from the increase in unit numbers the new design is inferior in several ways. No garden is planned for the streetscape of Artarmon Road but rather a wall of buildings. A garden at the back will be very nice for owners of the new units (thus increasing their value to the developer) but it will in no way ameliorate the impact of the sheer volume of new buildings.

We see large developments of apartment buildings in western Artarmon that are set back with a large number of trees at the front and between the buildings. The same can be seen at No 2 Artarmon Road in Castle Vale. These designs should be the benchmark for residential streets surrounded by single dwellings.

The increased amount of traffic will be very difficult for residents and there is absolutely no justification for increasing it any further.

Stephanie Lee
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