

**From:** [Bel Coppock](#)  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** OBJECTION: Channel 9 Willoughby Concept Approval MOD 2  
**Date:** Friday, 30 November 2018 12:23:31 PM

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To the Commissioners re **Channel 9 Willoughby Concept Approval MOD 2**

I object to the Proposed Modified Scheme as put forward by LEPC9 as this development is unsuitable for 460 apartments.

The Channel Nine site:

- Is isolated therefore residents are car dependent: most of the local residents have two or more cars
- Is not located near mass transport or a city centre: large shopping centres, train station and other amenities are not within convenient walking distance
- Is not serviced by transport with capacity for expansion: bus transport is currently at maximum capacity in peak hour time
- Is located on a hill; not convenient to carry a lot of grocery shopping as it is a very steep walk up Artarmon Road to Channel Nine
- Is surrounded by single level residential homes

PAC and the Land and Environment Court recognized these characteristics and limitations by approving 400 apartments

The new development plans are inferior to the PAC approved plans for the following reasons:

1. Lack of community consultation prior to the modified design
2. Inaccurate information used to justify the modified design
3. No buffer zone (public open space) along Artarmon Road
4. Open green space proposed to the south of the site will only benefit development residents and the marginal increase in area has mainly been achieved by the reduction of internal roads
5. Use of council road (Scott Street) for exclusive use of the development, without any consultation with Willoughby City Council
6. Reduction in the building set-back along Artarmon Road, Richmond Avenue and Scott Street, not in keeping with local area
7. Increase in height of buildings along Artarmon Road and Richmond Avenue and increased building envelope in the modified design means that the development is too high and too dense
8. All traffic from the development site heading to the city via Willoughby Road will be required to exit the site via Richmond Avenue past existing local residential homes (currently a no through road with 14 dwellings)
9. Reduction in internal roads with new configuration will result in fewer parking spaces within the site and increased demand for on street parking outside the development

For the reasons above, I re-state my objection to the Proposed Modified Scheme as put forward by LEPC9.

Yours sincerely,

**Steve Driver**

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