

Madam Chair, Commissioners

My name is Viviane Leveaux and I live in [REDACTED] [REDACTED] [REDACTED] opposite the Channel 9 studios.

I have concerns in relation to this proposed redevelopment from several aspects particularly as they affect the suburb of Naremburn

- The **aesthetics** of a development of a size that is not in keeping with the streetscape of the area, which is predominately single dwellings, and is significantly larger than the adjoining building, the Castle Vale complex. The height and density should be no greater than that of Castle Vale, that is, medium density and consistent with Willoughby City Council's alternate plan, for which the community has already lent its' support.
- The volume of **traffic** in the surrounding areas has been understated and is already significant especially at peak periods including Saturdays, at which time the region of Artarmon Rd, Willoughby Rd and French's Rd becomes gridlocked. If I need to travel to the Northbridge area on a Saturday I need to take a circuitous route through Cammeray to avoid that gridlock. Added circulating traffic from this site will have a significant impact and should be minimised as much as possible.
- The **suburb of Naremburn** is already divided with the building of the freeway requiring circuitous routes to be taken to travel around the small streets of our suburb. Anything that increases the traffic significantly, as the proposed redevelopment will do, only adds to the difficulty for residents needing to travel around or out of the suburb.
- **Public transport** servicing this area is Artarmon Station which, whilst not far in distance, 1.4 km, is not an easy walk, particularly for those members of the community who may have a problem e.g. age related or walking with young children. Channel 9 has had to provide a bus to and from the station for its employees. Regarding the busses 273,272 and M40 running along Willoughby Rd into the city and to North Sydney, this route is already stretched at peak times and many a bus is either full or almost full by the time they reach the Artarmon Rd stop. People wanting to get on at Garland Rd, my bus stop, see many a bus drive by before one will stop and take on more passengers. Further to this, is the fact that when the busses reach the city they are often gridlocked on the

south side of the bridge before entering York St such that adding more busses into the system would not help.

- **Amenities** in relation to shopping and other services, medical etc are not close. It is stated that the nearest shopping complex at Northbridge is a 1.1km walk. It fails to mention the very steep climb involved that would deter many people and would be out of the question for any elderly or unfit person. There is not a direct road or nor is there public transport access to Northbridge shops. Otherwise shopping and amenities are located at Chatswood or Crows Nest by bus or in all cases by car and as such will increase care usage.
- **Parking** is a major concern as many of the older residences have limited off street parking. Due to the proximity to the CBD we see an increasing amount of commuter parking in small narrow streets particularly within walking distance of the train stations and Willoughby Rd bus stops. To compensate for distances to travel outside of the main bus routes car ownership will be higher than anticipated in the proposed plan and onsite car space allocations as described in the plan will prove to be seriously inadequate.
- **Schools** are already at maximum capacity and to think that people living in this complex will not have children or that those who do will have little impact in the already overcrowded local schools is simply naive.

In closing I would like to reiterate that we, the community accept that residential redevelopment of this site is appropriate but that the proposed high rise development is out of step with Willoughby City Council's Local Environment plan and is not supported by the community and therefore unacceptable to the community. The community has endorsed the alternate plan presented by Willoughby City Council. Community involvement is exactly what the NSW government wanted under the proposed New Planning Bill of 2013 so I ask you to please listen to the community in your assessment of and decision regarding this matter.

Thank you for your attention.