

08.11.2013

Mr Sam Haddad, NSW Planning Director General  
Ms Gabrielle Kibble, Chair of the PAC

c.c. Minister Hazzard  
Gladys Berejiklian, MP

Dear Mr Haddad and Ms Kibble,

**RE: MP10\_0198- Channel 9 site- Preferred Project Report.**

I am writing to express my objection to Channel 9's Preferred Project Report (PPR). As a resident of the local community I am a stakeholder in the redevelopment of Channel 9's Willoughby site and am greatly concerned about the scale, height and residential density proposed. I am strongly in favour of the alternative proposal submitted by Willoughby Council.

At a Community Meeting held on May 7, 2013, over 200 people agreed that residential redevelopment of the site was an appropriate use but that the proposed 600 apartments and up to 18 storey high buildings was a gross over-development. The meeting went on to unanimously endorse Willoughby Council's alternative proposal for 300 apartments and a maximum building height of eight stories as acceptable to the community. After discussion it was agreed that the WCC proposal would be backed, not as an "ambit proposal", as Channel 9's appears to be, but as the maximum the community was prepared to accept.

Now, at 450 apartments and twelve stories high, we see that the PPR is still 50% more dense and 50% higher than WCC's alternative plan. This remains a gross over-development of the site which is in a single dwelling neighbourhood and distant from a mass transit hub. The development will put more strain on already either fully or over-loaded roads, public transport, council facilities, schools and parking in the area.

At the outset of this project, at their consultation sessions, Channel 9 stated that they wished to leave a legacy for the community to appreciate long after they had left the site. As the process went forward it became obvious that Channel 9's outreach to the community was that in name only. Their contact and co-operation with Council was minimal in their apparent drive to maximise their return on the property. Now, with over 300 responses to the Public Exhibition in addition to a petition that garnered over 2,300 signatures, all calling for a reduction in height and density, we

are faced with still having to take action to maintain our call for an appropriate, medium density development which would be seen as complementary to the surrounding built environment.

On the 28<sup>th</sup> October 2013, arising from the community's continuing concern over the scale of the PPR, a further Community Protest Meeting was held at Artarmon with over 200 of the community attending including our State MP, the Mayor of Willoughby, the WCC Director of Planning, several Willoughby Councillors and representatives from several Willoughby City Progress Associations. The meeting heard details of the PPR and the protocol for the PAC determination from the Director of Planning at which time the Mayor, Mr Reilly, and Ms Berejiklian both spoke strongly in support of WCC's alternative proposal. A Q&A session followed and the meeting ended with the unanimous adoption of a resolution which I strongly support:

**This public meeting of over 200 residents, Artarmon, Castlecrag, Naremburn, Middle Harbour-Willoughby and Willoughby South Progress Associations, the Willoughby Area Action Group and elected local and state representatives:**

- 1. Requests that the Planning Assessment Commission (PAC) reject the Preferred Project Concept Application (PPR) submitted by Nine Network Australia on 4 October 2013 (the Proposal);**
- 2. Reaffirms our objection to the density and scale of the Proposal in that the likely number of dwellings and the height of buildings is excessive, does not relate to the scale and density of surrounding development and will have an unacceptable adverse impact of the amenity and character of the local area;**
- 3. Informs the Planning Assessment Commission that the Willoughby community supports the alternative concept proposal submitted by Willoughby City Council including a maximum of 300 dwellings and a maximum building height of 8 storeys;**
- 4. Requests that the Commission, in any terms of approval, includes the Statement of Commitments and development outcomes based on the submission by Willoughby City Council.**

Mr Haddad, I urge you in your report to the PAC to recommend adoption of the Willoughby Council alternative development proposal. Madam Chair, I ask the PAC in its consideration of Channel 9's proposal, to reduce the number of dwellings to 300 and the maximum building height to eight storeys.

Yours sincerely,

Viviane Leveaux.