

Ms Dianne Leeson
Independent Planning Commission
201 Elizabeth St
SYDNEY NSW 2000

Modification to Channel Nine Site Development

I write to you in support of the proposed Modification Application to the Concept Plan for the Channel Nine Site at Willoughby. I am of the belief that the proposed changes to the scheme will make a far more positive contribution to the Willoughby community than the current approved scheme, and in turn should be approved. I have detailed my reasons for support below:

I prefer the CHROFI master plan over the current approved plan as it provides a simpler layout that is more easily accessible to the local community. The connection through to the Walter Street Reserve and continuing the Edward Street view corridor is a significant improvement that will make the entire site more accessible to the community. It will be great for the community to be able to walk through the whole site and down to the escarpment, which hasn't been possible since Channel Nine occupied the site.

I was also very impressed by the new design of the lower-scale buildings around the site edges, which will do a better job of shielding the 8-storey buildings and be better suited to the local area. The previous scheme didn't integrate with the surrounding area very well, but I really like the new architect's vision for the site – they seem to have listened to the community a lot more closely about design issues.

Density and housing

I understand that the proposal now involves only 60 extra apartments, compared to the 95 extra apartments when the application was exhibited. It also seems that the developer has ensured that the overall height will not increase. While a lot of the usual voices have complained about the extra density, it appears this is offset by the better urban design.

It's also important to provide more housing in this area so that young people have a greater an opportunity to stay in the area (particularly given the child care centre next door at Castle Vale and the proposed centre at Walter Street), If the proposed increase in apartments doesn't result in any worse impacts than the approved scheme, I think this is a good outcome.

Potential for downsizing

The potential to be able to downsize into a brand-new apartment in a community that people already are a part of and love is an exciting proposition and something that we would strongly consider and providing options for older people to down-size into apartments with lifts and local shops

Traffic and Parking

The Concept Approval should not change the residential parking rates established in the original Concept Approval. Channel 9 already take a lot of the public parking on Artarmon Road, Richmond Avenue and Edward Street, so it is important that the new development maintains the parking rates that were promised as part of the original approval. The proposed contribution toward the Willoughby Road upgrade is a positive, however, it seems that most of the existing traffic issues here are caused by the Council leisure centre on Saturdays. The bus stop at the bottom of Artarmon Road is great as well – you can get an express bus into the city that comes regularly – so people should be encouraged to walk down and use these stops.

We hope that you approve the Modification Application so that the new master plan can be delivered. This is a significant improvement for the community and should be supported.

Kind regards,



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Rebecca Frankham

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