

**From:** [Bel Coppock](#)  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Channel Nine Willoughby Concept Approval MOD 2  
**Date:** Sunday, 2 December 2018 2:34:48 PM

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Dear Commissioners,

I wish to state my objection to the Channel Nine Willoughby Concept Approval MOD 2.

PAC and the Land and Environment Court recognised the site's limitations, listened to the community and current Channel Nine neighbours and approved 400 dwellings with a design that included three access points into the neighbourhood, public space on Artarmon Road and more internal roads within the development so that there was ample street parking.

The Proposed Modified Design has increased building envelopes, less set-back from streets and includes a park on the southern windy, noisy freeway end of the site, calls it public space but in reality it will be a private park for Channel Nine development residents only.

Local roads and public transport (bus) are already choked in morning and afternoon peak times and the Artarmon Train Station is a 15-20 minute walk from Channel Nine. So far that Channel Nine run a shuttle bus in the mornings and afternoons for their staff. The location of the site will mean that all residents will rely on vehicles to go to work, shopping and other daily destinations.

Only having two access points for so many dwellings will result in a massive increase in vehicle movement in Richmond Avenue. The Scott Street access is proposed to be left in/left out. If Channel Nine residents want to go to Willoughby Road, to the north, or east, they will have to use Richmond Avenue to exit the site. Richmond Avenue has 14 homes. This will mean realistically (and conservatively) more than 1000 more vehicle movements in our street daily. The approved design has the access point at the northern end of the street therefore traffic does not go past our homes. The access point in the Proposed Modified Design is further south and will mean huge numbers of traffic going past our homes. This is unacceptable.

I hope that your decision will reflect our concerns. I restate my objection to the Proposed Modified Design put forward by LEPC9.

Your sincerely,

Bel Coppock  
