

**From:** [REDACTED]  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Channel nine development opposing increased units  
**Date:** Sunday, 2 December 2018 11:14:25 AM

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I wish to send a submission for the proped channel 9 site as it is not a modification its an abuse of the planning proces.. The traffic management will lead to worse traffic conditions compared to the approved concept plan.

The visual impact is inferior to the approved one. The approved one provides more open space. I feel 495 in the modified scheme is too many for the site and its location distance from mass transport and amenities.

The applicants enviromental assessment report understates the number of residents that will live in the modified development.

The modified twelved stories is too high for the site which is surrounded by either low use single dewellings or medium dentisty apartments that are are capped to a maxiumum of 8 storyes high.

Its not a modification its a new scheme and no justification provided to overturn previous decisions.

The approved plan minimises congestion on the artarmon rd that would otherwise occur.

Changed non residential area. The modification proposal to reduce the non residential gross floor area by 15% and to allow child care will worsen the traffic impact of the modified scheme.

Worse Visual impact. The proposed modification reduces the artarmon rd setback to five metres making it more oppressive visual impact from near artarmon rd. The proposed modification has inferior public open space.

The proposed modification no longer provdes \$2.5 million to willoughby city council for purchuse of scott st. The proposed modification will result in the loss of \$2.5million in funds paid to willoughby city council and with no new funding.

No design excellence. and 495 apartments is too dense it would be an overdevelopment on that site in a mix of low and medium density area. It also understates the residents numbers, as it was taken in 2011. Finally 12 storeys is far too high.

Yours faithfully

Marion Knapp

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