

**From:** [Nariman Kaddour](#)  
**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** \*\*OBJECTION - Channel 9 Willoughby Concept Approval MOD 2\*\*  
**Date:** Sunday, 2 December 2018 10:24:55 AM

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To the Commissioners regarding Channel 9 Willoughby Concept Approval MOD 2,

I object to the Proposed Modified Scheme as put forward by LEPC9 is unsuitable for 460.

- This area is isolated - parking is already an issue with every home owner owning 2 to 4 cars
- Is located at a higher altitude than the rest of Willoughby so both methods of transport require a strenuous walk up hill or downhill.
- Bus stop is located on a very steep hill and not convenient for commuters with loads to carry to their homes
- Bus transport is already at its maximum capacity with no future to expand - during peak hour time commuters line up and usually make it onto the third bus that arrives.
- Train station is 1km away and require comfortable footwear due to the steep hills
- During peak hour - Artarmon Road is already congested proving difficult to make a right hand turn from Richmond Avenue to the City and this is now becoming a problem with the left turn towards Artarmon.
- Is not located near a large transport or a city centre: large shopping centre's, train station and other amenities are not within convenient walking distance.
- Surrounded by single level residential homes

**PAC and the Land and Environment Court recognised these characteristics and limitations by approving 400 apartments**

The new development plans are inferior to the PAC approved plan for the following reasons:

1. Lack of community consultation prior to modified design
2. In accurate information used to justify the modified design
3. No buffer zone (public open space) along Artarmon Road
4. Open green space proposed to the south of the site will only benefit development residence and the marginal increase in the area has mainly been achieved by the reduction of internal roads
5. Use of council Road Scott Street for exclusive use of the development without any consultation with Willoughby city council
6. Reduction in the building setbacks along a time on road Richmond Avenue and Scott Street not in keeping with the local area
7. Increase in the height of buildings along Artarmon Road and Richmond Avenue and increased building envelope in the modified design means that the development is too high and too dense  
All traffic from the development site heading to the city via will be Road will be required to exit the site via Richmond Avenue passed existing local residential homes currently a no through road with 14 dwellings and at capacity
8. Reduction in internal roads with new configurations will result in fewer parking spaces within the site and increased demand for on street parking outside the development

For the reasons above, I re-state my objection to the Proposed Modified Scheme as put forward by LEPC9.

Kindest regards,

Nariman Kaddour



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