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To: [IPCN Enquiries Mailbox](#)
Cc: [susan burn](#); "[Bob Taffel](#)"
Subject: Objection - Proposed Modifications for the Approved Development Plan for Channel Nine Site
Date: Monday, 26 November 2018 11:05:24 AM

Dear Commissioners,

I live on Artarmon Road opposite the planned Channel Nine development and **I object to the proposed modifications to the approval development plan** for the site because:

The site is an isolated 'spot development' site with no mass transport within walking distance or commercial amenities

- The channel nine site is an isolated site. The Artarmon train station is 1.5Km away and the buses on Willoughby Road are focused on Chatswood-CBD travel. The closest supermarkets are Northbridge or Crowsnest. There is no only public transport to Northbridge Woolworths. There are buses on Willoughby Road to Crowsnest. Having said that I would stress that the walk to the bus stop from Channel Nine involves a significant hill which would be hard work while carrying a significant amount of shopping. Mothers with young children/strollers or people with limited mobility would find it particularly challenging.
- As a local resident we have 2 cars which are essential for local travel to do shopping, attend sporting activities, medical appointments, etc – none of which have easy public transport options.
- With this in mind I believe the developer has under estimated the impact of the isolated location of this site on parking requirements and traffic movements. Car ownership will be higher than 1 vehicle per apartment and will result in higher residential demand for parking than allowed for in the development and Council's parking control guidelines. This is compounded by the reduction in internal roads for parking in the modified plan, so these vehicles will end up being parked on adjoining streets. It is therefore not appropriate to increase the density of the site from 400 to 460.
- Both Willoughby Council and the North District's strategic objective is for co-ordinated planning across areas with consistency and appropriate infrastructure and without "spot zoning" site specific variations.

The Proposed Channel 9 development is too high and too dense for its location

- The buildings achieve the approved RL height through excavating the site and setting part of the building below ground level resulting in:
 - an overdevelopment of the site
 - inadequate amenity for the residents living in the below-ground levels
 - a 9 storey building precedent in a predominantly low rise area.
- the public green space in the original approved plan was adjacent to Artarmon Road to encourage use by the local community as well as residents. This also reduced the impact on the street scape by providing a green transition to the development. The green space is now at the back of the development and unlikely to be of much benefit to the local community.
- the buildings on Artarmon and Richmond are increased in height to the detriment of the transition that exists between the approved development and surrounding low rise development on Artarmon Rd and Richmond Ave. In the approved development the

buildings were set back in Scott Street and Artarmon Road. The development is effectively now walled off by 4-7 storey buildings negatively impacting the Richmond Road and Artarmon Road street scape and residents.



Figure 8 | Comparison between concept approval (top) and proposal (bottom) (Source: Proponent's amended proposal)

I support the development of the Channel 9 site as currently approved

In closing I request that the Independent Planning Commission:

- reject the increase in unit numbers, and maintain the limit set by PAC and the Land & Environment Court, reduce building height and storey levels to that set by PAC & the L&E Court.
- restore the green space that was in the original approved plan that fronted onto Artarmon Rd
- reduce the highs of the buildings on Richmond Road and Artarmon Road and increase the set back as was in the original approved plan
- require further clarification regarding what the 'Loft building' on the corner of Scott St and

Artarmon Road will be used for and place time, noise and light limits on utilisation to reduce the impact on residents who live opposite on Artarmon Road.

Regards

Susan Burn

[Redacted signature block]