

12.  
Presentation by Serena Cubie, [REDACTED]

Commissioners, Ladies and Gentlemen,

My name is Serena Cubie and I live with my family on [REDACTED] one of the roads bordering the proposed development.

I wish to tell you why I object to this modification proposal, because of the ways in which it will have an adverse impact on me, my family, and the community.

- The proposed development is on an isolated site which means that residents will need a car to access facilities and services.
- Richmond Ave is a cul de sac with 14 houses and on-street parking for only 38 cars. There is on average 2 cars per household which shows that the families on our street are highly dependent on cars to conduct their daily lives.
- We have lived on Richmond Ave for 10 years. Living here, our family has needed to own a car. We have used our car to: drive children to childcare, to school, to the station and to sporting venues. We also drive to the supermarket, to shopping complexes, to restaurants, to exercise venues, to work, to medical services and to entertainment venues.
- Channel 9 also illustrates this need by providing a bus service to and from Artarmon station for their employees.
- In my opinion, more cars will be required by residents of the apartments than is allowed for in these plans and this will lead to parking problems on the surrounding streets.
- I am also concerned about the effects of increased road congestion generated on Richmond Ave with Mod2 and the revised road layout because there is no indication how traffic will be managed entering and exiting Artarmon Road via Richmond Ave, and the impact this will have on existing residents. Or how pedestrians will be able to safely cross Richmond Avenue and Artarmon Road with the increased traffic flow to and from the site.
- The road layout in Mod2 will see more properties in Richmond Ave affected by increased traffic flow and the problems that brings, eg noise, pollution etc. How much more time will we need to allow for getting to and from the station? How much additional stress and anxiety will this generate?
- The transition from the existing surrounding properties to the proposed Mod 2 development is poor and not in keeping with the approved plan. On Richmond Ave there is a significant difference between single-storey dwellings facing a row of terrace houses and facing several 4-storey apartment blocks. The building height is 2.6m higher than the approved plan and the most southern building on Richmond Ave is now a 4- to 6-storey building instead of 3-storey and 3.5m higher than the approved plan.

- The 6-,7- and 9-storey buildings have been brought closer to Richmond Ave than in the approved plan increasing their visual impact.
- Nine storey buildings are still 9 storeys regardless of whether you attempt to bury them in a hill. This is not in keeping with the approved plan.
- Similarly, along Artarmon Road the building heights have increased by 4.5m.
- The proposed public park in Mod2 is not visible to passing residents of the surrounding community and is therefore unlikely to be used by residents outside the development. I know I am reluctant to go into developments to use parks as I am not sure whether it is private property or not. The area allocated is also significantly smaller for the largest single open space than in the approved plan.
- The original approval required the developer to contribute financially to the community and the amount now proposed is significantly less and insufficient to lessen the impact of the development on the community. Therefore, it does not represent a public benefit.
- Design excellence was part of the original plan approval and should not be used as an argument for increased density.
- I, my family and the community have engaged fully with the planning process over the years, compromises have been reached and we have been supportive of development that is appropriate to this site. Mod2 is not appropriate for this site.
- This project has been going on for so long that there is a real risk of community fatigue in engaging with the development process, providing feedback, having that feedback continually ignored, and submitting objections to each round of modifications. There is a feeling of "How many times do we have to go through the same process and say the same things and still not be listened to?"
- The developer bought the site knowing the planning consents that had already been placed on the site and yet they have chosen to deliberately ignore the findings of the Planning Assessment Committee and the Land & Environment Court.
- If the findings of these bodies are overturned it damages public trust in the planning process.

In conclusion I would ask that the Independent Planning Commission:

- Reject the increase in unit numbers and maintain the limit set by PAC and the Land & Environment Court,
- Reduce the height and storey levels of the buildings along Artarmon Road and Richmond Ave to that set by PAC and the Land & Environment Court
- Reduce the maximum height and storey levels of the buildings across the site to that set by PAC and the Land & Environment Court