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**Barry O'Farrell**

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**From:** Angela & Greg Whyte [gwhyte@bigpond.net.au]

**Sent:** Monday, 20 May 2013 3:05 PM

**To:** <office@premier.nsw.gov.au>

**Subject:** Channel 9 development

Dear Premier, As a long time resident of Artarmon, I am concerned that the community objections to the size and height of the proposed development of the Channel 9 site will be ignored. Please support the Willoughby council and their new proposal for the development. We need foresight and leadership and expect that from our Premier. Yours sincerely, Angela Whyte

21/05/2013

1/2

The Hon. Bradley Hazzard

Minister for Planning and Infrastructure,

Department of Planning and Infrastructure,

23 - 33 Bridge Street,

Sydney 2000

FAX NO: 9228 5721

Lily Dresdner

3/77 Yarranabbe Road

Darling Point

NSW 2027.

Dear Minister,

Re: Submission to MP 10\_0198 - Concept Plan for Residential Development with Ancillary Uses and Open Space.

As a property owner/resident at Castle Vale and a vested stakeholder in the redevelopment of the Channel Nine site at 6 - 30 Artamon Road, Willoughby, I wish to object to the proposal submitted to your Department under MP 10\_0198.

My grounds for objection to the proposed development relate to the inappropriateness of the site for such high density development in terms of its dislocation from public transport nodes such as Artamon Station; the existing traffic congestion and limited road network capacity in the area; the limited capacity of existing community infrastructure, such as schools, to cater for the demand that would arise from such a development; and the scale and density of the proposed development relative to the existing development in the area. In this regard, I consider that:

- the scale and density of the proposed development, which proposes up to 600 new units, is excessive and out of context with the existing and future character of the local area;
- the height of the proposed development ranging up to 18 storeys, on a site which is elevated over adjoining sites, is excessive and unjustifiable;
- the impact of the proposed development on the immediate and wider road network which has limited, if any, spare capacity and which would exacerbate the existing traffic congestion, particularly at peak hours and on weekends. Moreover, the traffic impact of the proposal has not been satisfactorily addressed;
- existing local community facilities (particularly schools, which are already operating at capacity) are unable to cater for the demand arising from an additional 600 units;
- the visual impact of the development which is at odds with the existing built form in the local area and the skyline.

More specifically, I wish to object to the redevelopment as proposed in the applicant's concept plan on the following grounds:

- The impact of the proposed development on Castle Vale in terms of overshadowing and loss of solar access. The applicants have not demonstrated the full extent of the potential overshadowing or that adequate solar access will be maintained to units or the open space areas within Castle Vale;
- The impact of the proposed development, particularly Blocks A and B, in terms of overlooking of Castle Vale and the potential loss of privacy;
- Concerns with regard to the excavation of the site for basement level car parking and the impact that such may have on the stability of the rock face between the site and Castle Vale;

2/2

- Concerns with regard to the impact of the proposed development on the traffic movements in and out of Castle Vale, as the proposed development will exacerbate queuing along Artamon Road onto Willoughby Road, restricting access from Castle Vale;
- The lack of clarity with regard to proposed 'non-residential' uses and the potential impact on the existing retail outlet at Castle Vale, a local facility at an appropriate neighbourhood scale; and
- The lack of public benefit or commitments, identified in the Concept Plan, for a development of the scale proposed.

I recognise that there is a demand for additional housing to meet the needs of Sydney's growing population and I am not opposed to the redevelopment of the site for residential purposes, but I consider that such development should be at a scale and density that is appropriate to the site and the surrounding area.

I am generally in support of the submission made by Willoughby Council to your Department in relation to the proposal before you. In this regard, I request that you, or the Planning Assessment Commission, in their assessment of the development, consider an alternative concept design for the site and require that any future redevelopment of the site address the following:

- Reduce the maximum building height on the site to be more consistent with the existing height of development at Castle Vale;
- Limit the height of Block A and Block B to reduce the impact on Castle Vale;
- Increase the separation distance between Blocks A and B and the boundary with Castle Vale;
- Reduce the number of residential units on the site;
- Require the developer of the site to pay development contributions towards the upgrading or provision of community facilities needed to service the proposed development;
- Require the phasing of the development such that the development of the public park is delivered in the first phase of development on the site;
- Require the provision of a loop bus service between the site and Artamon Station to enhance the accessibility of the development to public transport and to reduce the demand on car trips and consequent increase in traffic congestion;
- Ensure adequate mitigation measures are in place to secure the stability of the rock face along the eastern boundary of the site overlooking Castle Vale.

I would also request that, if the application is referred to the Planning Assessment Commission, that a public hearing be held to allow for the views of the community to be heard in what is a significant and defining development in our neighbourhood.

L. Dresden

Owner of Apartments

129 and 121

Castle Vale

2 Artamon Road

Willoughby - 2068