

Date: 15 November 2013
Name: Katie Walshe
Address: P O Box 650, Artarmon 1570

Dear Minister Hazzard and PAC Madam Chair,

c.c. Natasha Harras, Planning NSW
Galdys Berejiklian, MP

RE: MP10_0198- Channel 9 site- Preferred Project Report.

I am writing to express my objection to Channel 9's Preferred Project Report (PPR). As a resident of the local community I am a stakeholder in the redevelopment of Channel 9's Willoughby site and am greatly concerned about the scale, height and residential density proposed. I am strongly in favour of the alternative proposal submitted by Willoughby Council.

At a Community Meeting held on May 7, 2013, over 200 people agreed that a residential redevelopment of the site was an appropriate use for this property but that the 600 apartments and up to 18 storey high buildings was a gross over-development. The meeting went on to unanimously endorse Willoughby Council's alternative proposal for 300 apartments and a maximum building height of eight stories as being acceptable to the community. After discussion it was agreed that the WCC proposal would be backed, not as an "ambit proposal", as Channel 9's appears to be, but as the maximum the community was prepared to accept.

Now, at 450 apartments and twelve stories high, we see that the PPR is still 50% more dense and 50% higher than WCC's alternative plan and still a gross over-development of the site which is in a single dwelling neighbourhood and distant from a mass transit hub. The development will also put more strain on already either fully or overloaded roads, public transport, council facilities, schools and parking in the area.

At the outset of this project Channel 9 stated to the community at their consultation sessions that they wished to leave a legacy for the community that would be appreciated long after they had left the site. As the process went forward it became obvious that Channel 9's outreach to the community was that in name only. Their contact and co-operation with Council was minimal in their apparent drive to maximise their return on the property. Now, with over 300 responses to the Public Exhibition in addition to a petition that garnered over 2,300 signatures, all calling for a reduction in height and density, we are faced with still having to take action to maintain our call for an appropriate, medium density development which would be seen as complementary to the surrounding built environment.

On the 28th October 2013, arising from the community's continuing concern over the scale of the PPR, a further Community Protest Meeting was held at Artarmon with over 200 of the community attending including our State MP, the Mayor of Willoughby, the Director of Planning, several Willoughby Councillors and representatives from several Willoughby City Progress Associations. After the meeting heard details of the PPR and the protocol for the PAC determination from the Director of Planning, the Mayor and Ms Berejiklian both spoke strongly in support of WCC's alternative proposal. A Q&A session followed and the meeting ended with the unanimous adoption of a resolution which I strongly support:

This public meeting of over 200 residents, Artarmon, Castlecrag, Naremburn, Middle Harbour-Willoughby and Willoughby South Progress Associations, the Willoughby Area Action Group and elected local and state representatives:

- 1. Requests that the Planning Assessment Commission (PAC) reject the Preferred Project Concept Application (PPR) submitted by Nine Network Australia on 4 October 2013 (the Proposal)**
- 2. Reaffirms our objection to the density and scale of the Proposal in that the likely number of dwellings and the height of buildings is excessive, does not relate to the scale and density of surrounding development and will have an unacceptable adverse impact of the amenity and character of the local area;**
- 3. Informs the Planning Assessment Commission that the Willoughby community supports the alternative concept proposal submitted by Willoughby City Council including a maximum of 300 dwellings and a maximum building height of 8 storeys;**
- 4. Requests that the Commission, in any terms of approval, includes the Statement of Commitments and development outcomes based on the submission by Willoughby City Council.**

Minister, I urge you in your report to the PAC to recommend adoption of the Willoughby Council alternative development proposal and, Madam Chair, that the PAC in its consideration of Channel 9's proposal, reduce the number of dwellings to 300 and the maximum building height to eight storeys.

Yours sincerely,

Katie Walshe

November 13, 2013

Jane Williams
49 Sydney Street
Willoughby, 2068

Dear Mr Haddad and PAC Madam Chair,

c.c. Minister Hazzard
Gladys Berejiklian, MP

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Mr Haddad, I urge you in your report to the PAC to recommend adoption of the Willoughby Council alternative development proposal. Madam Chair, I ask the PAC in its consideration of Channel 9's proposal, to reduce the number of dwellings to 300 and the maximum building height to eight storeys.

Yours sincerely



Jane Williams

Date: 18th November 2013

Name: Toni Richards

Address: 27 Sydney St Willoughby 2068

Dear Minister Hazzard and PAC Madam Chair,

c.c. Natasha Harras, Planning NSW
 Galdys Berejiklian, MP

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At the outset of this project Channel 9 stated to the community at their consultation sessions that they wished to leave a legacy for the community that would be appreciated long after they had left the site. As the process went forward it became obvious that Channel 9's outreach to the community was that in name only. Their contact and co-operation with Council was minimal in their apparent drive to maximise their return on the property. Now, with over 300 responses to the Public Exhibition in addition to a petition that garnered over 2,300 signatures, all calling for a reduction in height and density, we are faced with still having to take action to maintain our call for an appropriate, medium density development which would be seen as complementary to the surrounding built environment.

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Minister, I urge you in your report to the PAC to recommend adoption of the Willoughby Council alternative development proposal and, Madam Chair, that the PAC in its consideration of Channel 9's proposal, reduce the number of dwellings to 300 and the maximum building height to eight storeys.

Yours sincerely,

Toni Richards JP

Date: 15 November 2013

Name: David Mckay

Address: 4 Cameron Ave Artarmon 2064

Dear Mr Haddad and PAC Madam Chair,

c.c. Minister Hazzard
Gladys Berejiklian, MP

RE: MP10_0198- Channel 9 site- Preferred Project Report.

As a resident of the local community and, thereby, a stakeholder in what happens to the Channel 9 site I want to express my objection to the Preferred Project Report (PPR) mentioned above. My concern is the inappropriate residential density of the proposal. Far more preferable would be one in the nature of and with the limitations of that proposed by Willoughby Council.

At a Community Meeting held on May 7, 2013, over 200 people agreed that residential redevelopment of the site was an appropriate use but that the proposed 600 apartments and up to 18-storey buildings was not. The meeting went on to unanimously endorse Willoughby Council's alternative proposal for 300 apartments and a maximum building height of eight stories as acceptable to the community. However, the current PPR still exceeds the Council proposal by fifty percent in density and building height. Still, despite community objection, we are faced with gross over-development within a single dwelling neighbourhood somewhat distant from a mass transit hub. It would significant additional strain on nearby roads, public transport, council facilities, schools and local parking.

Even though Channel 9 initially stated a policy of community involvement its commitment to this and to contact with Council was minimal. Responses to the Public Exhibition and to a petition that garnered over 2,300 signatures opposed to the development has, it seems, taken effect but not to the desired extent; the community was left needing to take action to maintain our call for an appropriate medium density development. This lead to a meeting of over 200 residents on the 28 October 2013, attended by our State MP, the Mayor of Willoughby, the WCC Director of Planning, several Willoughby Councillors and representatives from several Willoughby City Progress Associations. During the meeting the Mayor and Ms Berejiklian both spoke strongly in support of WCC's alternative proposal the meeting adopted a four-point unanimous resolution, with which you will now be familiar, to be put to the Planning Assessment Commission.

While I support the resolution in principal I hasten to emphasise my belief that Council's proposal should be regarded as conceptual only and not a footprint for site

development based as it is largely on that set by Channel 9. A proposal incorporating 300 dwellings and eight-storey building heights might require a complete re-think in site planning. For optimum development the layout might have to change.

Mr Haddad, I urge you in your report to the PAC to recommend adoption of the Willoughby Council's development limitations and ask you, Madam Chair, to influence the developer towards that end.

Yours sincerely,

David McKay

Date: 4th November 2013

Name: Michael and Fiona Robson

Address: 27B Walter street Willoughby NSW 2068

Dear Mr Haddad and PAC Madam Chairman: Gabrielle Kibble

c.c. Minister Hazzard
Gladys Berejiklian, MP

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Yours sincerely,

Michael and Fiona Robson.

Date: 1 November

Name: Jonathan Brown

Address: 66 Artarmon Road, Artarmon, 2064

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Gladys Berejiklian, MP

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Yours sincerely,

Jonathan Brown

4th November 2013

Kate Cadwallader

47 Sydney Street, Willoughby 2068

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Kate Cadwallader

5th November 2013

John Cadwallader

47 Sydney Street, Willoughby 2068

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Yours sincerely,

John Cadwallader

Date: 5/11/13

Name: Margaret O'Donnell

Address: 25 Stafford Road

Artarmon 2064

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c.c. Minister Hazzard
Gladys Berejiklian, MP

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Mr Haddad, I urge you in your report to the PAC to recommend adoption of the Willoughby Council alternative development proposal. Madam Chair, I ask the PAC in its consideration of Channel 9's proposal, to reduce the number of dwellings to 300 and the maximum building height to eight storeys.

Yours sincerely,

Margaret O'Donnell

Name or signature

Date: 4/11/13

Name: Kevin O'Donnell

Address: 25 Stafford Rd Artarmon NSW 2064

Dear Mr Haddad and PAC Madam Chair,

c.c. Minister Hazzard
Gladys Berejiklian, MP

RE: MP10_0198- Channel 9 site- Preferred Project Report.

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Yours sincerely,

Name or signature

Kevin Hugh O'Donnell

From: Genevieve Savill <gensavill@gmail.com>
To: <natasha.harras@planning.nsw.gov.au>, <pac@pac.nsw.gov.au>
CC: <willoughby@parliament.nsw.gov.au>, <office@hazzard.minister.nsw.gov.au>...
Date: Tuesday, 12 November 2013 1:16 pm
Subject: Channel 9 Site - Preferred Project Report

Dear Mr Haddad and PAC Madam Chair,

c.c. Minister Hazzard
Gladys Berejiklian, MP

RE: MP10_0198- Channel 9 site- Preferred Project Report.

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Yours sincerely,

Genevieve Savill

4/9-11 Olympia Road
Naremburn, NSW 2065

Date: 12 November 2013
Name: Plamen Bassarov
Address: 4/15 Hampden Rd, ARTARMON 2064

Dear Minister Hazzard and PAC Madam Chair,

c.c. Natasha Harras, Planning NSW
Galdys Berejikian, MP

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Plamen Bassarov', with a stylized flourish at the end.

Plamen Bassarov

Tuesday 12 November
Kristina Green
25 Lucknow Street
Willoughby NSW 2068

Dear Minister Hazzard and PAC Madam Chair,

Cc: Natasha Harras, Planning NSW & Galdys Berejiklian, MP

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Kristina Green

From: "Eleanor Brasch" <brasch2@aol.com>
To: <natasha.harras@planning.nsw.gov.au>, <pac@pac.nsw.gov.au>
CC: <office@hazzard.minister.nsw.gov.au>, <willoughby@parliament.nsw.gov.au>...
Date: Tuesday, 12 November 2013 8:59 pm
Subject: Channel 9 site

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c.c. Natasha Harras, Planning NSW

Gladys Berejiklian, MP

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Eleanor Brasch

Name or signature

Date:12/11/2013

Name:Geoff Taylor

Address:16 Nardoo rd Willoughby NSW 2068

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As an additional point I request you to tour Willoughby Primary School and see how cramped the outdoor playing space has become. The sheer numbers of children in the school has now meant the introduction of a roster system for play time to allow different years access to the larger astro turf area on different days to avoid accidents caused by overcrowding.

Yours sincerely,

Name or signature

Geoff Taylor

From: "Michael Dawes" <mjdawes@ozemail.com.au>
To: <natasha.harras@planning.nsw.gov.au>, <pac@pac.nsw.gov.au>
CC: <office@hazzard.minister.nsw.gov.au>, <willoughby@parliament.nsw.gov.au>...
Date: Tuesday, 12 November 2013 9:45 pm
Subject: Channel 9 Site Redevelopment Objection
Attachments: Channel 9 Site Development Objection.pdf

Dear Ms Kibble and Mr Haddad,

Please find attached our letter of objection regarding the development of the Channel 9 Site in Willoughby.

The current proposal by Channel 9 is inappropriate for the area and we urge you to support the proposal as suggested by Willoughby City Council.

Yours sincerely,

Michael & Jane Dawes

42 Tindale Rd

ARTARMON NSW 2064

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42 Tindale Rd
Artarmon NSW 2064

12th November 2013

Dear Mr Haddad and Ms Kibble,

c.c. Minister Brad Hazzard
Minister Gladys Berejiklian

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Michael Dawes


Jane Dawes

From: Suzanne Logan <suelogantravel@yahoo.com.au>
To: "natasha.harras@planning.nsw.gov.au" <natasha.harras@planning.nsw.gov.au...>
CC: "willoughby@parliament.nsw.gov.au" <willoughby@parliament.nsw.gov.au>, "...>
Date: Tuesday, 12 November 2013 10:23 pm
Subject: RE: MP10_0198- Channel 9 site- Preferred Project Report

Date: 12 November 2013
Name: Suzanne Lewis
Address: 19 Weedon Road, Artarmon 2064

Dear Minister Hazzard and PAC Madam Chair,
c.c. Natasha Harras, Planning NSW
Galdys
Berejiklian, MP
RE: MP10_0198- Channel 9 site- Preferred
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2. Reaffirms our objection to the density and

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3. Informs the Planning Assessment Commission

that the Willoughby community supports the alternative concept proposal submitted by Willoughby City Council including a maximum of 300 dwellings and a maximum building height of 8 storeys;

4. Requests that the Commission, in any terms

of approval, includes the Statement of Commitments and development outcomes based on the submission by Willoughby City Council.

Minister, I urge you in your report to the PAC to recommend

adoption of the Willoughby Council alternative development proposal and, Madam Chair, that the PAC in its consideration of Channel 9's proposal, reduce the number of dwellings to 300 and the maximum building height to eight storeys.

Yours sincerely,

Suzanne Lewis

13 November 2013

Margaret Heppell

10 Pyrl Road

Artarmon NSW 2064

Dear Minister Hazzard and PAC Madam Chair,

c.c. Natasha Harras, Planning NSW
Gladys Berejiklian, MP

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13 November, 2013

12 Shepherd Rd

ARTARMON NSW 2064:

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Gladys Berejiklian, MP

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Yours sincerely,

November 13 2013

Sarah Griffin
25 Edward Street
Willoughby NSW 2068

Dear Mr Haddad

RE: MP10-0198-Channel 9 site – Preferred Project Report

I am writing to express my objection to Channel 9's Preferred Project Report (PPR). As a resident of Willoughby I find the proposed scale, height and density of the project grossly disproportional to the surrounding area. I am certainly in favour of appropriate development within Willoughby and support the alternative proposal submitted by Willoughby Council.

I participated in Channel 9's 'community consultation' and found the process without any independence at all. The questions asked of the participants were loaded and designed to elicit a response favourable to Channel 9. The participants in the sessions I attended overwhelmingly objected to the proposed gross over-development of the site. Therefore any representation made by Channel 9 that the project was endorsed in any way by the local community should be viewed with the utmost skepticism.

Although Channel 9 has moderately reduced the density of the development, the proposed two 12 story towers would be an eyesore, will place an unsustainable burden on local infrastructure and is not in keeping with the local surroundings. Willoughby Councils proposal for 300 dwellings and a maximum height of 8 stories is appropriate for the area and contributes to fulfilling the need for housing.

I urge you to recommend adoption of the Willoughby Council alternative development proposal.

Regards

Sarah Griffin

Sarah Griffin
Director of Corporate Affairs ANZ

13 November 2013

Mr Sam Haddad

Department of Planning and Infrastructure

GPO Box 3927

SYDNEY NSW 2000

Dear Mr Haddad

c.c. Natasha Harras, Planning NSW
 Galdys Berejiklian, MP

RE: MP10 0198- Channel 9 site- Preferred Project Report

I am writing to express my objection to Channel 9's Preferred Project Report (PPR). As a resident of the local community I am a stakeholder in the redevelopment of Channel 9's Willoughby site and am greatly concerned about the scale, height and residential density proposed. I am strongly in favour of the alternative proposal submitted by Willoughby Council.

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Yours sincerely,

David Borean

(Resident – 15 Lucknow Street Willoughby 2068)

November 13, 2013

Miles Williams
49 Sydney Street
Willoughby, 2068

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c.c. Minister Hazzard
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Yours sincerely



Miles Williams

Date: 12 November 2013

Name: Jennifer Brown

Address: 48 Artarmon Road Artarmon NSW 2064

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Galdys Berejiklian, MP

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Jennifer Brown

12 November 2013

Jane Parker

29 Wyalong Street,

Willoughby 2068

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Yours sincerely,

From: Gail Thomas <gailmthomas@hotmail.com>
To: "natasha.harras@planning.nsw.gov.au" <natasha.harras@planning.nsw.gov.au...>
CC: "office@hazzard.minister.nsw.gov.au" <office@hazzard.minister.nsw.gov.au...>
Date: Thursday, 14 November 2013 11:28 am
Subject: Re Channel 9 site re-development

Dear Madam

I wish to support the Willoughby Council submission as an appropriate size for the redevelopment of this site. As with others in the community, I support reasonable redevelopment of the site, but object to the proposals by PAC for the number of dwellings and the height of the tower blocks.

The PAC proposals will put unreasonable strain on the local community. I object on the following grounds:

Traffic: Artarmon Road has one lane in each direction. The junction of Willoughby Road and Artarmon Road already sees traffic backed up in peak hours. It is highly likely that Edward Street, Borlaise, Julian and Penkivil Streets will become "rat runs" as drivers seek to avoid the bottleneck.

I support Willoughby Council's proposals as more compatible with dealing with the increased traffic on Artarmon Road, ie in the number of dwellings and therefore vehicles using the site and road; the proposed turning lane from Willoughby Road, and the proposed roundabout in Willoughby Road. I also ask that consideration be given to pedestrians and that pedestrian refuges or traffic lights be installed in Willoughby Road, particularly as school students will be crossing from Willoughby Public and Willoughby Girls' High (after walking along Edward Street).

Transport: The redevelopment will increase transport problems in the area both for the residents and the local community. To reach the city bus in Willoughby Road, residents will need to negotiate a steep hill. As a local resident, I seldom see older people walking up this hill. Local residents wishing to access the railway at Artarmon currently have to walk the considerable distance as we lack a bus service running along Artarmon Road to the station. I would support any proposal by the Council on the provision of a bus service along Artarmon Road, at least in peak hours. This will give access to transport to older residents, and also possibly reduce the impact of traffic on Artarmon Road.

Schools: Local schools are already under great stress with the increased number of enrolments that already exist. The redevelopment, even with the Willoughby Council target number of dwellings, will place additional strain - the PAC proposals, impossible strain. My grandchildren, who live in North Willoughby, are due to attend Willoughby Public School, the first of them next year. The proposals for additional rooms in Artarmon Public, Mowbray Road, and the few additional rooms at Chatswood Public will do very little to help the children in the new homes on the Channel 9 site, or the children already living in the area and attending Willoughby Public.

Height of the towers: I support Council submissions on the height of the proposed tower buildings, on the grounds of overshadowing of local homes, and on the visual impact, particularly from the Artarmon Reserve area as well as surrounding residential streets. The PAC proposals are completely out of sympathy with the surrounding residential and bushland environment.

In summary, I support reasonable redevelopment of the site, and ask only that the proposed redevelopment be scaled to a reasonable size as proposed by Willoughby Council of 300 dwellings and a maximum of eight storeys.

Regards
Gail Thomas.

Date: 14th November 2013

Name: Angelo Razos

Address: 26 Glover St Willoughby 2068

Dear Mr Haddad and PAC Madam Chair,

c.c. Minister Hazzard
Gladys Berejiklian, MP

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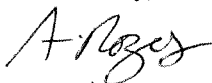
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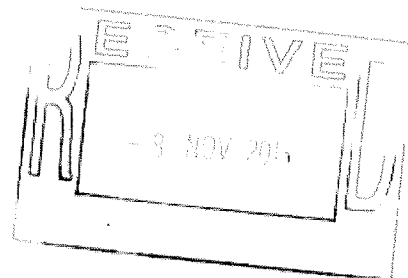


Name or signature

Date: 06-11-13

Name: MR. P.C. PRIOR CLJ

Address: 149 ACTARMON ROAD
ACTARMON 2064



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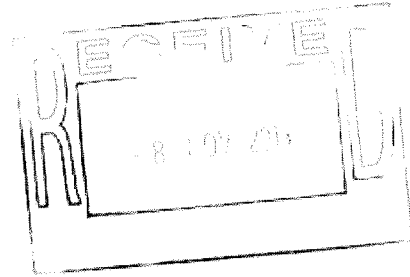
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PETER CHARLES PRIOR CLJ

Date: 06-11-13

Name: MR. P.C. PRIOR CLJ

Address: 149 ARTHURMAN ROAD
ARTHURMAN 2064



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Date: 3 Nov 2013

Name: Colebee Wright

Address: 25/2 Artarmon Rd, Willoughby 2068

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2A Stafford Rd,
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NSW Planning Director General
Department of Planning and Infrastructure
GPO Box 3927
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(Mrs) Asha Mazzella

Date: 3 Nov 2013

Name: Peter Hill

Address: 25/2 Artarmon Rd, Willoughby 2068

Dear Mr Haddad and PAC Madam Chair,

c.c. Minister Hazzard
Gladys Berejiklian, MP

RE: MP10_0198- Channel 9 site- Preferred Project Report.

I am writing to express my objection to Channel 9's Preferred Project Report (PPR). As a resident of the local community I am a stakeholder in the redevelopment of Channel 9's Willoughby site and am greatly concerned about the scale, height and residential density proposed. I am strongly in favour of the alternative proposal submitted by Willoughby Council.

At a Community Meeting held on May 7, 2013, over 200 people agreed that residential redevelopment of the site was an appropriate use but that the proposed 600 apartments and up to 18 storey high buildings was a gross over-development. The meeting went on to unanimously endorse Willoughby Council's alternative proposal for 300 apartments and a maximum building height of eight stories as acceptable to the community. After discussion it was agreed that the WCC proposal would be backed, not as an "ambit proposal", as Channel 9's appears to be, but as the maximum the community was prepared to accept.

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Mr Haddad, I urge you in your report to the PAC to recommend adoption of the Willoughby Council alternative development proposal. Madam Chair, I ask the PAC in its consideration of Channel 9's proposal, to reduce the number of dwellings to 300 and the maximum building height to eight storeys.

Yours sincerely,

Peter Hill

Peter Hill

14 November 2013-

Shirley Walker

44 Cobar Street

WILLOUGHBY NSW 2068



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c.c. Natasha Harras, Planning NSW
Gladys Berejiklian, MP

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Minister, I urge you in your report to the PAC to recommend adoption of the Willoughby Council alternative development proposal and, Madam Chair, that the PAC in its consideration of Channel 9's proposal, reduce the number of dwellings to 300 and the maximum building height to eight storeys.

Yours sincerely,



S A WALKER

Date:8/11/2013

Name:Jeanette Holst

Address:13 Fontaine St

Chatswood NSW 2067

14 MAY 2013

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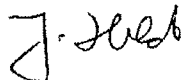
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Yours sincerely,



Natasha Harras - Objection letter

From: "Kate.Taylor@Merial.com" <Kate.Taylor@Merial.com>
To: Public Hazzard's Office Email <Office@hazzard.minister.nsw.gov.au>
Date: 11/5/2013 10:55 AM
Subject: Objection letter
Attachments: Channel 9 PPR Template Objection Letter.docx

As a concerned resident and parent please find attached a letter outlining my strong objection to the proposed development on the channel 9 site.

Yours sincerely,

Kate Taylor

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error please notify the system manager: postmaster@merial.com This e-mail and its attachments have been scanned for the presence of computer viruses, however it is always advisable to run a virus check on e-mails and attachments before opening them.

Date:

Name:

Address:

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Name or signature

Natasha Harras - Channel 9 Site - Preferred Project Report

From: Dawn & Andrew <dawnandrew@iinet.net.au>
To: Public Hazzard's Office Email <Office@hazzard.minister.nsw.gov.au>
Date: 11/5/2013 4:58 PM
Subject: Channel 9 Site - Preferred Project Report

4 November, 2013

Andrew & Dawn Chitty

11 Sydney Street, Willoughby, NSW, 2068

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Dawn and Andrew Chitty

Natasha Harras - objection to Channel 9's Preferred Project Report (PPR)

From: Karen Hammial <khammial@bigpond.net.au>
To: Public Hazzard's Office Email <Office@hazzard.minister.nsw.gov.au>
Date: 11/27/2013 11:34 AM
Subject: objection to Channel 9's Preferred Project Report (PPR)
CC: "rtaffel@hotmail.com" <rtaffel@hotmail.com>

Date: 27 November 2013

Name: Karen Hammial

Address: 16 Smith Road, Artarmon 2064

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c.c. Natasha Harras, Planning NSW
Galdys Berejiklian, MP

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