

I live on Eastern Valley Way within 1Km of the proposed development.

Over the last 2 years, after much discussion and negotiation among the site's previous owner, the local community, and Willoughby City Council, I was satisfied with the final outcome which was that the DA-2024/13 for a 4 level mixed use development was approved.

There has been little to no consultation with the local community regarding this new development from the Applicant Edinburgh Development Group Pty Ltd. (Ref Appendix BB) How widely were these letters distributed? This "modified" change is a completely new concept not a modification to the existing DA. It requires wide advertising, and extensive distribution of advice to every resident potentially affected within several kilometers of the proposed **State Significant Development**. If it claims State Significance then prove it. Be proud of the development. Apply for a new DA, and show who you think will benefit from the 6.7% allocated to "Affordable Housing"

The Building: I believe that the idea of 2 x up to 13 storeys residential towers is totally out of character with the bushland feel of the Castlecrag community. The speciality retail and supermarket being provided are essential not just to the new residents, but vital to the locals who have been deprived of a supermarket and various retail shops for well over 12 months. but where are the local community facilities?

Traffic:

There are no Train Stations or Metro within 4 Km of the site to justify a new high rise building to ease the housing crisis

There are regular well patronised buses to the city in peak hour, and a bus from St Ives to QVB every ½ hr out of peak Hour, as well as a bus from East Lindfield also every ½ hr less regularly in the evening and at weekends. Solving increased patronage as Appendix Q Traffic Impact states is NSW Government's problem, not the developers.

Appendix Q also states that the Eastern Valley Way/ Edinburgh Rd intersection is at peak usage. That's also a Transport for NSW problem.

Environment:

The aerial view proudly displayed on both Eastern Valley Way and Edinburgh Rd frontages shows the harbour and the bushland BEFORE construction. If the high rise is allowed to be built as applied, this same aerial photograph AFTER construction will show the over shadowing that is caused by the 2 towers. The developer is not proud enough to display this information in full so those home owners impacted can assess the future liveability of their property. So too the bushland, many more trees than required for the previously approved, much lower rise development, will be removed to enable this construction.

If I was an architect, Historian, Environmentalist, Accountant, I'm sure I could provide many more forceful arguments against the height of the two towers. If I had more time and knowledge to read

in depth the 47 Attachments and Resources, some of which consist of 135 pages, (Appendix Q Traffic) 56 pages (Appendix N Waste Management) 121 pages (Appendix EE Ground Water Impact Assessment) selected at random. This information is way out of my skill, but affects my community. We need the questions answered;

Is this building in its present form and size making a meaningful difference in solving the housing crisis it is purporting to?

Is this building needed for the benefit of our local community, or our wider community of Willoughby, or even our larger City of Sydney?

This is a large development that Castlecrag doesn't need. Castlecrag has a heritage realised by Burley-Griffin it needs to be seriously considered. Castlecrag does need, within walking distance, its small but vibrant shopping centre back, its community hub, its supermarket, chemist, post office, coffee shops and hairdresser, for example.