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# **ATTACHMENT 3**

## **STRATEGIC PLANNING ASSESSMENT TABLES**



<b>GREATER SYDNEY REGION PLAN</b>		
<b>Planning Objective</b>	<b>Description</b>	<b>Comment</b>
<b><i>Infrastructure and collaboration:</i></b>		
<i>A city supported by infrastructure</i>		
Objective 4	Infrastructure use is optimised	<p>A mix of land uses on the strategically located site close to existing and planned rail services will positively contribute to this objective by placing density in a highly convenient location that will encourage usage of existing and new transport infrastructure.</p> <p>As stated in the appended Traffic Report the surrounding roads have existing capacity to account for the forecast traffic movement changes onsite.</p>
<i>A collaborative city</i>		
Objective 5	Benefits of growth realised by collaboration of governments, community and business	<p>The proposal will assist in the collaboration of government, community and business as:</p> <p>The renewal of this site for mixed-use will assist the government in reaching housing and employment targets for the centre ensuring the proposal positively contributes to housing and economic policy of government.</p> <p>The community will be enhanced through:</p> <p>Optimising opportunities for through site connections to Chatswood Interchange and Chatswood station.</p> <p>New spaces for community uses such as Child Care, After-School care and flexible spaces for other education and health and wellness uses.</p> <p>A much-needed upgrade to Chatswood's third largest retail shopping centre, providing new opportunities for retail and services to serve the needs of the growing population.</p>



Objective 6	Services and infrastructure meet communities' changing needs	The proposal will provide an innovative approach to the use of land and floor space, including co-location with compatible uses such as primary schools and office buildings, close to transport facilities.
<b>Liveability:</b>		
<i>Housing the city</i>		
Objective 10	Greater housing supply	<p>This Planning Proposal seeks to facilitate a mixed use development which will permit the development of apartment style dwellings within the strategic centre of Chatswood to contribute to the dwelling supply to meet the dwelling targets.</p> <p>158 new dwellings are provided for in the indicative concept design. This figure will positively contribute to achieving the short to medium term housing targets for the North District.</p> <p>The concentration of density within the centre will enable the retention of existing low density residential areas surrounding Chatswood, preserving local character and creating additional housing diversity.</p>
Objective 11	Housing is more diverse and affordable	<p>The proposal comprises a mix of 1,2 and 3 bedroom apartments to enable household diversity, with a focus on 1 and 2 bedroom apartments to deliver more affordable dwellings.</p> <p>The proposal will also provide 4% of floorspace to affordable housing in line with the SEPP 70 requirements within the Willoughby LEP.</p>
<b>Liveability:</b>		
Objective 12	Great places that bring people together	The proposal will positively contribute to the transformation of Chatswood into a more mixed land use environment and thus the need for improved amenity and services. The provision of improved pedestrian links, high quality retail spaces, floor space for additional community uses and additional commercial office floor space will enhance Chatswood's role as a major regional mixed-use centre.
<b>Productivity:</b>		
<i>A well-connected city</i>		
Objective 14	A metropolis of three cities - integrated land use and transport creates	Concentrating both employment and housing growth in Chatswood supports the desired integrated land use and transport model and therefore this proposal



	walkable and 30-minute cities	supports this objective.
<b>Jobs and skills for the city</b>		
Objective 21	Internationally competitive health, education, research and innovation precincts	As demonstrated within the accompanying job analysis letter, the provision of flexible commercial space in this Planning Proposal supports growth in small-medium enterprises and/or medical and health for ancillary industries.
Objective 22	Investment and business activity in centres	The proposal provides opportunity to contribute to an enhanced Albert Avenue and Victor Street frontages by providing land uses that will create attractive and active interfaces with the public domain.
Objective 24	Economic sectors are targeted for success	
<b>Sustainability:</b>		
<b>A city in its landscape</b>		
Objective 31	Public open space is accessible, protected and enhanced	The proposal provides opportunity to contribute to an enhanced Albert Avenue and Victor Street frontages by providing land uses by widening the public domain area in order to create attractive and active interfaces with the public domain. In addition, the proposal will enhance through site connections to Chatswood Station.
<b>An efficient city</b>		
Objective 33	A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	<p>The proposal will promote walkable neighbourhoods and low carbon transport options due to its proximity to public transport, being within walking distance of Chatswood Station, existing bus services and the Chatswood retail core.</p> <p>The site's proximity to public transport will provide opportunities for residents and employees to conveniently use public transport thereby reducing private vehicle trip movements and assisting the objective to create low-carbon cities.</p>



**North District Plan 2018**

Table 2 – Assessment against North District Plan 2018

<b>Planning Priority</b>	<b>Description</b>	<b>Comment</b>
<b>NORTH DISTRICT PLAN 2018</b>		
<b>Infrastructure and collaboration:</b>		
N1	Planning for a city supported by infrastructure	The proposal leverages off the existing rail and planned metro to plan for the population growth of Chatswood. The future metro station will support the growth of Chatswood to deliver additional employment and residential capacity, providing housing in close proximity to services and jobs.
<b>Liveability:</b>		
N3	Providing services and social infrastructure to meet people's changing needs	<p>The proposal meets this objective by providing high density housing in a location close to public transport, retail, services and open space.</p> <p>This contributes to walkable neighbourhoods connected by public transport which will appeal to a wide demographic.</p> <p>The state government will plan for the district level social infrastructure to support the increased population in the centre.</p>
N4	Fostering healthy, creative, culturally rich and socially connected communities	<p>The proposal will provide a genuine mixed-use development which will foster healthy, creative, culturally rich and socially connected communities through its strategic location on the eastern side of the Chatswood CBD which is known as the retail core. The retail core of Chatswood has high quality restaurants, retail and entertainment uses all within walking distance of each other. The location is also within walking distance to the Chatswood Concourse which is the local hub for high quality and frequent entertainment, concerts and events.</p> <p>The proposal is located opposite Chatswood Oval and proximate to a</p>



Planning Priority	Description	Comment
<b>NORTH DISTRICT PLAN 2018</b>		
		number of Gyms including: <ul style="list-style-type: none"> <li>• Fitness First</li> <li>• F45 Training and,</li> <li>• Crunch Fitness.</li> </ul>
N5	Providing housing supply, choice and affordability with access to jobs and services	<p>Increasing housing capacity in the Chatswood CBD will assist in the retention of the existing medium-low density character outside of the CBD.</p> <p>The proposal will ensure that housing is more diverse and affordable. This will include providing 4% of residential GFA as affordable housing in line with the existing requirements within the Willoughby LEP 2012 and SEPP 70 Affordable Rental Housing (Revised Schemes).</p> <p>The proposal contributes to the provision of housing in line with Councils five-year target of 1,250 dwellings. In turn, this encourages the diversity of housing in terms of the age and character of housing stock.</p> <p>Excellent public transport access and proximity to Macquarie Park, Sydney CBD, North Sydney CBD makes Chatswood strategic centre a highly attractive location for mixed use residential development.</p> <p>Whilst Council’s approach within its CBD Strategy is seeking to restrict residential development within the Chatswood CBD, we contend that the specific constraints of this site warrant a site-specific planning outcome which includes some residential development.</p> <p>In additional to residential floor space, the proposal maintains a strong employment function through the upgrade of the existing retail space and provision of a new commercial office tower.</p>
N6	Creating and renewing great places and local centres, and respecting the District's heritage	The proposal will provide a strong positive contribution to improving the public realm through widened street level setbacks to Albert Avenue and Victor Street in order to provide a widened active frontage to the retail



Planning Priority	Description	Comment
<b>NORTH DISTRICT PLAN 2018</b>		
		shopping centre.
<b>Productivity:</b>		
N8	The Eastern, GOPP and Western economic corridor are better connected and more competitive.	Refer to commentary in N5 above
N10	Growing investment, business opportunities and jobs in strategic centres	Refer to specific response to actions for Chatswood as outlined below.
<b>Actions</b>	<b>Strengthen Chatswood through approaches that:</b>	
a.	Protect and grow the commercial core	<p>The proposal provides over 70% of floorspace for employment use including:</p> <p>15,088 GFA of upgraded retail space and 11,085 GFA for commercial offices.</p> <p>The proposal protects the existing retail function of the site whilst growing the commercial office floor space within Chatswood.</p> <p>The proposed residential and community floor space component complements these uses to provide a genuine mixed use outcome consistent with the predominant land uses east of the rail line.</p>
b.	Maximise the land use opportunities provided by Sydney Metro	The proposal maximises a mix of land uses in proximity to the future Sydney Metro station at Chatswood. Concentrating both employment and housing growth this location supports the desired integrated land use and transport model and therefore this proposal supports this objective.



Planning Priority	Description	Comment
<b>NORTH DISTRICT PLAN 2018</b>		
c.	Promote the role of the centre as a location for high quality, commercial office buildings and a diverse retail offering	The proposal promotes the desired role of the Chatswood centre through the upgrade of the existing retail shopping centre and additional new commercial office space/
d.	Enhance the role of the centre as a destination for cultural and leisure activities	The proposal will facilitate the upgrade of exiting leisure uses within the retail shopping centre which currently includes; Hoyts Cinema and
e.	Promote and encourage connectivity, and upgrade and increase public open spaces	The proposal will encourage connectivity by enhancing linkages through the site to Chatswood Station. Active frontages with footpath widening will be provided to both Albert Avenue and Victor Street.
f.	Investigate interchange operations on both sides of the railway line to increase capacity and efficiency of modal changes	The proposal will not hinder the achievement of this objective.
g.	Improve pedestrian connectivity between the eastern and western side of the rail line	The proposal will enhance pedestrian linkages through the shopping centre to Chatswood Station. This will improve overall pedestrian connectivity between the eastern and western side of the rail line.
<b>Job Targets</b>	<b>Totals</b> 2016 Estimate 24,700 2036 Baseline Target 31,000 2036 Higher Target 33,000	The proposal will provide additional jobs as follows: <b>Commercial Office: 920 jobs</b> <b>Retail: 737 Jobs</b> <b>Childcare: 6</b> <b>Total: 1,664</b> The jobs will contribute the Chatswood achieving it target of a minimum 6,300 additional jobs by 2036 (approx. 315 additional jobs per year)
N12	Delivering integrated land use and transport planning and a 30-minute city	The site is within close walking distance of Chatswood train station and future metro station. Being a mixed-use development, it will deliver an integrated land use and transport outcome consistent with this direction.





Planning Priority	Description	Comment
<b>NORTH DISTRICT PLAN 2018</b>		
<b>Sustainability:</b>		
N20	Delivering high quality open space	The proposal incorporates improved linkages through the site to Chatswood Station. Open space will be provided on the podium which will include opportunities for greening to reduce the overall urban heat island effect.



Priority	Action	Consistent	Comment
<b>WILLOUGHBY LOCAL STRATEGIC PLANNING STATEMENT 2020</b>			
<b>A LIVEABLE CITY</b>			
<b>Housing the City</b>			
1. Increasing housing diversity to cater to families, the aging population, diverse household types and key workers.	1.1 Complete and implement the Willoughby City Housing Strategy.	Yes	The LSPS identifies that 36,693 (6,700 new) dwellings are to be established in the LGA by 2036. This is consistent with the population forecasts projected within the draft Willoughby City Housing Strategy ( <b>WCHS</b> ). The proposal provides housing supply through the provision of 158 new dwellings, or 2.36% of the 6,700 dwellings required to be consistent with the WCHS.
	1.2 Review planning controls in the Chatswood CBD and in local centres to facilitate delivery of an increased number of medium and high-density dwellings, increasing dwelling diversity in the LGA.	Yes	<p>Yes - Consideration of the planning controls relevant to the site and any proposed amendments is detailed in section 5.2 of the planning proposal. This includes Clause 4.4A of the WLEP 2012, <i>Exceptions to Floor Space Ratio</i>.</p> <p>This clause will ensure that a minimum non-residential floor space is provided within any DA seeking consent for 'shop top housing' and clarify that GFA for the purpose of affordable housing is excluded from the overall provision GFA. This is consistent with Clause 4.4 (2A) (b) (i) of the WLEP 2012 which excludes affordable housing from the GFA. Objective (k) of clause 4.4 which is to encourage provision of affordable housing by permitting additional GFA for these land uses. The second part of the clause will</p>

Priority	Action	Consistent	Comment
			ensure that a no maximum FSR will apply to 'commercial development' in line with the recommendations the Chatswood CBD Strategy.
	1.3 Generally protect existing low-density areas from development as they are not needed to ensure sufficient dwelling supply and are important as a source of traditional family housing.	Yes	The proposal does not intend to impact any existing low-density areas from development, noting consideration has been given to local amenity throughout the assessment.
	1.4 Assess any proposals for increased housing density against the Willoughby City Housing Strategy.	Yes	The WCHS notes an additional 6,700 new dwellings are required within the LGA by 2036. Section 2.4 of the WCHS notes that within the Chatswood CBD alone, there is a potential 5000 new dwellings as a result of proposed rezoning. Similarly, the second table under the heading <i>Existing zone potential</i> within the WCHS notes that High Density dwellings make up 12,261 or 40.9% of dwellings in 2016, this is projected to increase to 18,852 or 48.2% of dwellings by 2036. It can be suggested then that the proposal for an additional 158 new high-density dwellings within the Chatswood CBD is consistent with the WCHS.
	1.5 Ensure that planning controls create dwellings of universal design that are suitable for the changing needs of the community, including smaller and accessible dwellings for the aging population and family-friendly medium and high-density dwellings for new families moving to the area.	Yes	The proposal provides 158 new high-density residential dwellings, this is a proposal that is consistent with the WCHS which notes by 2036 high density dwellings will make up 48.4% of residential dwellings within the LGA. The proposal provides increased density close to centres and public transport, this enables downsizing type accommodation for the evolving community demographic.
	1.6 Ensure higher sustainability and resilience targets for all new dwellings in Willoughby City in order to lower life cycle costs for new residents.	Yes	Any future DA will be subject to design excellence and will aim to achieve high sustainability standards.

Priority	Action	Consistent	Comment
<p>2. Increasing the supply of affordable housing.</p>	<p>2.1 Undertake the required feasibility testing to increase the proportion of total floorspace to be delivered as affordable housing in new developments.</p>	<p>Yes</p>	<p>The proposal will provide an additional 4% of GFA for affordable housing in accordance with the requirements of WLEP 2012. The provision of these affordable housing units within walking distance of accessible public transport, shops and services will be a positive social outcome.</p>
	<p>2.2 Seek opportunities to deliver increased public benefit through affordable housing when increases in density are sought in major proposals.</p>		
	<p>2.3 Advocate for higher levels of investment in affordable housing in by the NSW Government, including in Government led urban renewal strategies.</p>		
	<p>2.4 Continue to work with the NSW Land and Housing Corporation to support the renewal of social housing within the LGA, consistent with the Future Directions for Social Housing policy, including through facilitating changes to the planning framework for public housing assets where required.</p>		
	<p>2.5 Focus affordable housing delivery along potential eastern public transport routes and the Metro and North Shore Railway Line.</p>		
	<p>2.6 Maintain Council's community housing program.</p>		
	<p>2.7 Deliver affordable housing when Council owned land is redeveloped for housing purposes.</p>		

Priority	Action	Consistent	Comment
	<b>A City for People</b>		
3. Enhancing walking and cycling connections to Willoughby's urban areas, local centres and landscape features.	3.1 Develop both east-west and north-south routes in the LGA as green links for walking and cycling, consistent with green grid priority corridors identified in the Greater Sydney Region Plan and North District Plan.	Yes	Through site connections to Chatswood Station will be enhanced through enlarged internal circulation spaces and improved vertical circulation within the publicly accessible areas of the upgraded retail shopping centre.
	3.2 Expand the bicycle network as planned in the Willoughby City Bike Plan.	Yes	The proposal can address any specific requirements of this plan as part of any future DA.
	3.3 Work with Transport for NSW to address barriers to walking and cycling caused by major transport corridors such as the Pacific Highway, Gore Hill Freeway and North Shore Rail Line.	Noted	The proposal will improve pedestrian links to Chatswood Station.
4. Ensuring that social infrastructure caters to the population's changing needs and is accessible to foster healthy and socially connected communities.	4.1 Complete the Willoughby Open Space and Recreation Plan review and prepare a revised Strategy.	Noted	Prior to any DA being lodged consideration will be given to the <i>Willoughby Open Space and Recreation Plan 2013</i> and the 6 recreation themes identified within the plan.
	4.2 Maintain and upgrade existing recreational and bicycle facilities in areas of greatest use and demand.	Yes	The proposal presents an opportunity for enhanced end of trip facilities for cyclists and pedestrians to further encourage people to minimise private vehicle usage to the retail and commercial components. This can be further considered as part of any detailed design at the DA stage.
	4.3 Where opportunities are available, align the location of community and recreational spaces for community to the population distribution in the LGA.	Yes	Opportunities for new publicly accessible open space and green landscaping on the podium will be explored at detailed design stage.
	4.4 Pursue opportunities in new developments to increase public open space areas.	Yes	Expansion of the internal circulation areas within the shopping centre will improve the availability of publicly accessible internal areas on the site.

Priority	Action	Consistent	Comment
	4.5 Review the local contributions plan every five years to ensure that it reflects the changing needs of the community.	Noted	Proposal will be subject to contributions at the DA stage.
	4.6 Work with Transport for NSW to address impediments in accessibility to social infrastructure caused by major transport corridors such as the Pacific Highway, the Gore Hill Freeway and the North Shore Rail Line. One focus would be on priority walking and cycling routes discussed in Priority 3.	Noted	The proposal provides an improvement of through site links to Chatswood Station and to the western side of the rail line.
	4.7 Work with School Infrastructure NSW to ensure that school planning is aligned with expected population growth, and advocate to the NSW Government for funding to be provided for additional investment in schools and other educational facilities.	Noted	The proposal is able to provide additional floorspace for education/childcare/community use as part of any future re-development as noted in the planning proposal report.
<b>A City of Great Places</b>			
5. Respecting and enhancing heritage and local suburban character.	5.1 Generally protect the existing character of low-density suburbs in the LGA.	Yes	The proposal which seeks to amend the Willoughby LEP 2012 to allow for a higher density mixed use development at the Mandarin Centre will have no impact on the existing character of low-density suburbs within the LGA, being specific only to the Chatswood CBD.
	5.2 Continue to protect Aboriginal sites, State and local heritage items and conservation areas through planning controls.	Yes	The site has no identified or known items of Aboriginal or European significance, as such the proposal does not trigger further consideration.
	5.3 Complete and implement Willoughby's Heritage Review.		

Priority	Action	Consistent	Comment
	<p>5.4 Continue to review heritage items and conservation areas at least every 4 years.</p> <p>5.5 Continue to collaborate with the Metropolitan Local Aboriginal Land Council and the Aboriginal Heritage Office to ensure that Aboriginal culture and heritage is appropriately protected, promoted and managed.</p>		
<p>6. Planning for local centres which are vibrant places that meet the everyday needs of the population.</p>	<p>6.1 Review planning controls in local centres to encourage site amalgamation and development which:</p> <ul style="list-style-type: none"> <li>• encourages residential diversity;</li> <li>• improves the public domain and urban design; and</li> <li>• provides additional commercial floor space.</li> </ul> <p>6.2 Complete the draft Willoughby Local Centres Strategy to 2036 and implement its recommendations.</p> <p>6.3 Implement local centre streetscape projects including short term amenity and improvement works in existing local centres consistent with the Willoughby Local Centres Strategy to 2036.</p> <p>6.4 Limit retail development outside of local centres.</p>	<p>N/A</p>	<p>The proposal is within the Chatswood CBD which is not identified as a local centre in the draft Willoughby Local Centres Strategy to 2036.</p>

Priority	Action	Consistent	Comment
	<b>A PRODUCTIVE CITY</b>		
	<b>A Well Connected City</b>		
7. Developing Willoughby City LGA transport system and Chatswood's role as a true transport hub for Willoughby City and the North Shore.	7.1 Advocate for a mass transit system such as a B-Line rapid bus link connecting Willoughby City to the Northern Beaches with a terminus at Chatswood.	Yes	The proposal's location close to the rail line and within a major regional retail centre will contribute to reducing car dependency and burden on the existing road infrastructure within Chatswood. Measures can be implemented at DA stage to provide strategies to influence behaviour to ensure that the commercial and residential uses have minimal additional impacts on the surrounding road network and encourage the use of the multi-modal transport interchange located in proximity to the site.
	7.2 Advocate for and support the development of a world class multi-modal (rail, bus and bicycle) interchange at Chatswood.		
	7.3 Develop an integrated transport strategy for the LGA, including Chatswood.		
	7.4 Enable increased walking and cycling as a transport mode across the LGA, and maximise access to public transport.		
	7.5 Reduce the congestion and impact of car usage in Chatswood by: <ul style="list-style-type: none"> <li>• Travel demand management for Chatswood</li> <li>• advocating for and supporting improved local public transport connected to Chatswood (see below)</li> <li>• examining car parking in Chatswood and improving its use and management</li> </ul>		



Priority	Action	Consistent	Comment
	<ul style="list-style-type: none"> <li>improving cycling, walking connections from neighbouring LGAs, residential areas to local centres and to Chatswood</li> <li>support use of car and bike share</li> <li>use of technology</li> <li>introduction of a safe transport system</li> <li>support targeted improvements to the state road network</li> </ul>		
8. Connecting Willoughby's network of centres with each other and to Greater Sydney by mass transit.	8.1 Develop an integrated transport strategy for the LGA which considers how to better link Willoughby's suburbs with local centres and with the Chatswood CBD by public transport.	N/A	However, the proposed development would support this action.
	8.2 Advocate for a high frequency and rapid public transport service between Strategic and local centres on major transport routes.	N/A	However, the proposed upgrade to the retail shopping centre would support this action.
	8.3 Work with Transport for NSW to support and implement travel behaviour change programs to help manage demand on the transport network, including by requiring new developments and businesses operating in key precincts to develop and implement travel plans to encourage the use of sustainable transport choices.	Yes	The implementation of a green travel plan to encourage the use of sustainable transport choices can be implemented at the DA stage.
<b>Jobs and Skills for the City</b>			
9. Developing Chatswood CBD as a key commercial	9.1 Promote office growth and a diverse mix of uses beyond this by:	Yes	The proposal provides for significant additional employment floorspace in a suitable location close to Chatswood Station. The proposal ensures that employment land within the The

<b>Priority</b>	<b>Action</b>	<b>Consistent</b>	<b>Comment</b>
<p>centre and integral part of the Eastern Economic Corridor.</p>	<p>Protecting and growing the commercial core.</p> <ul style="list-style-type: none"> <li>• Allowing residential development in an expanded mixed-use zone beyond the commercial core (see Figure 23).</li> <li>• Requiring 1:1 non-residential FSR in the mixed-use zone (typically implying ground and first floor retail or commercial uses)</li> </ul> <p>'Spreading' the uses and activation by:</p> <ul style="list-style-type: none"> <li>• reinforcing Victoria Avenue as Chatswood's primary pedestrian spine.</li> <li>• increasing activation of side streets from Victoria Avenue, including circular links.</li> <li>• encouraging the growth of activity west over the railway line with a professional focus.</li> <li>• developing a pattern of mid-block links along the eastern part of the centre.</li> </ul>		<p>DPIE has endorsed mixed use development with the areas of the Chatswood CBD west of the rail line where it results in significant, demonstrable and assured job growth.</p> <p>In this regard, the proposal protects the role and function of the Chatswood Commercial Core through the retention and upgrade of the existing shopping centre and new commercial floor space which will provide approximately 1,664 jobs.</p> <p>The proposal therefore enhances and supports the viability of Chatswood as a Strategic Centre and further reinforcing its significance as a commercial and retail core within the Eastern Economic Corridor.</p>

Priority	Action	Consistent	Comment
	<p>9.2 Create great spaces and a high level of urban design quality by:</p> <ul style="list-style-type: none"> <li>• Championing improvements to the public domain through upgrades to the streetscape as well as considering how the redevelopment of Council owned sites can contribute to the public domain.</li> <li>• Applying specific urban design principles as outlined in the CBD Strategy for: <ul style="list-style-type: none"> <li>• Victoria Avenue East.</li> <li>• Pacific Highway East.</li> <li>• Bus interchange expansion to facilitate increased bus activity.</li> <li>• New public square west of the railway.</li> <li>• Improved pedestrian connections between Remembrance Garden and the interchange entry</li> </ul> </li> <li>• Implement the Changing Lanes project including investigation and a strategy to transform existing service lanes in the Chatswood CBD.</li> <li>• In addition to the above, preparing a Public Domain Plan and Technical Manual to be consistently applied, enabling Council to prioritise improvements and determine responsibility for construction and/or payment (the manual will be consistent with the Chatswood CBD Planning and Urban Design</li> </ul>	Yes	The planning proposal is capable of supporting and addressing all relevant matters relating to the public domain and design excellence at the detailed design stage.

Priority	Action	Consistent	Comment
	<p>Strategy to 2036 and integrate with a street tree plan and a bike plan for Chatswood CBD).</p> <ul style="list-style-type: none"> <li>Implement the Willoughby Design Excellence Policy and Guidelines for Design Excellence Review and Competitions in the Chatswood CBD, for all developments seeking to erect a new building, with competitive designs where the Height of Building exceeds 35m.</li> </ul>		
	<p>9.3 Create a 'green' walkable CBD by:</p> <p>Landscaping and greening initiatives including:</p> <ul style="list-style-type: none"> <li>Green roofs - Soft landscaping (ground podium, roof top, green walls).</li> <li>Increase tree canopy cover in the CBD consistent with Priority 14.</li> <li>Developing the centre as a sustainability exemplar contributing towards the NSW government's zero carbon target.</li> </ul>	Yes	<p>The podium level has been designed to be able to incorporate a balance of passive and active green spaces. A minimum of 20% of the podium can be provided as soft landscaping in line with the CBD Strategy. A detailed landscaping strategy can be developed as part of the detailed design at the development application stage.</p>
	<p>9.4 Develop and promote Chatswood's distinct role in the Eastern Economic Corridor by:</p> <ul style="list-style-type: none"> <li>Developing the centre as a strong commercial office market with the additional advantage of being a culture, food, leisure and night time economy hub for the North District</li> <li>Developing community, health and education uses by planning for:</li> </ul>	Yes	<p>The proposal is consistent with Draft North District Plan for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal will ensure that housing is more diverse and affordable. This will include providing an additional 4% of residential GFA as affordable housing in line with the existing requirements within the Willoughby LEP 2012 and SEPP 70 Affordable Rental Housing (Revised Schemes).</li> </ul>

Priority	Action	Consistent	Comment
	<ul style="list-style-type: none"> <li>• A 'cluster' of recreation uses around Council owned opportunity sites and open spaces.</li> <li>• The development of Chatswood's 'education precincts' around Chatswood Public School and High School to the west and St Pius X and Mercy College to the east.</li> <li>• Promoting an arts and culture cluster around the Concourse.</li> <li>• Investigate opportunities for public WiFi in the Chatswood CBD.</li> <li>• Investigate opportunities for a high speed, high performance fibre optic data network to service the Chatswood CBD and Eastern Economic Corridor.</li> </ul>		<ul style="list-style-type: none"> <li>• The proposal will provide housing near to services and jobs and transport which promotes the 30-minute city and supports the State Government's investment in infrastructure.</li> <li>• The proposal will increase housing capacity in the Willoughby LGA. The proposal will foster liveable healthy communities by ensuring people can live where they can access jobs, transport and services without a car.</li> <li>• The proposed renewal of the retail shopping centre will contribute to creating a vibrant and active retail centre.</li> <li>• The proposal provides new office floor space to suit a wider range of businesses and services. The upgraded retail space will provide for additional specialty retail jobs. The proposal is therefore consistent with the productivity objectives of the plan in particular Action 42 which relates to Chatswood.</li> <li>• The mixed-use proposal will deliver an integrated land use and transport outcome which balances the need for both employment and residential uses close to Chatswood station.</li> </ul>
	<p>9.5 Seek contributions to public and social infrastructure to improve the amenity and services in the Chatswood CBD by:</p> <ul style="list-style-type: none"> <li>• Establishing a planning agreement scheme for social infrastructure contributions towards public</li> </ul>	N/A	The proposal does not include a voluntary planning agreement however will be subject to Council's existing 7.12 Contributions scheme.

Priority	Action	Consistent	Comment
10. Protecting the role of Willoughby's industrial lands as urban service hubs for the Lower North Shore.	domain improvements such as public art and the increased provision of affordable housing.		
	10.1 In consultation with adjoining Councils, prepare and exhibit an industrial lands strategy.	N/A	Not industrial or urban service land.
	10.2 Optimise the efficiency and effectiveness of the freight handling and logistics network in relation to industrial lands.		
	<p>10.3 In line with the North District Plan Priority N11 to retain and manage industrial and urban services land, Council will protect Artarmon's critical urban services and employment role by:</p> <ul style="list-style-type: none"> <li>• maintaining the industrial zoning.</li> <li>• supporting proposals that intensify the precinct's urban services role and employment consistent with the zoning.</li> <li>• consider health and education uses on suitable sites on a case-by-case basis in close proximity to the existing health and education precinct while retaining the underlying industrial zoning.</li> </ul>		
<p>10.4 Support the development of East Chatswood, with a blend of urban services, industrial uses, large format retail and some local services by:</p> <ul style="list-style-type: none"> <li>• maintaining an industrial zoning.</li> <li>• supporting proposals consistent with the zoning that improve the precinct including enhanced connections and amenity upgrades</li> </ul>	N/A		

Priority	Action	Consistent	Comment
	10.5 Work with Lane Cove Council to support industrial development in the Lane Cove North industrial area (Epping Road).	N/A	
11. Supporting St Leonards to develop as a commercial and health and education precinct.	11.1 Encourage proposals which enhance the commercial and enterprise role of the St Leonards centre.	N/A	
	11.2 Diversify and deepen the health and education role of the precinct focussed on RNSH by: <ul style="list-style-type: none"> <li>Supporting proposals for health and education activities on the RNSH and suitable adjacent education and industrial sites.</li> <li>Develop an integrated transport strategy to guide transport system improvement, management and operation.</li> </ul>	N/A	
<b>A SUSTAINABLE CITY</b>			
<b>A City in its Landscape</b>			
12. Enhancing the health of Willoughby's waterways.	12.1 Implement the Willoughby Council Water Plan 2018-23.	Yes	If implemented prior to DA stage consideration will be given to the Willoughby Council Water Plan 2018-2023 during the assessment.
	12.2 Embed elements of water sensitive urban design in development to improve waterway health.	Yes	The BASIX SEPP requires residential development to achieve mandated levels of energy and water efficiency. The proposed development concept has been designed with building massing and orientation to facilitate future BASIX compliance, which will be documented at the development application stage.
	12.3 Collaborate with stakeholders, such as Sydney Water, EPA, Sydney Coastal Councils Group and the community to identify major causes of water quality pollution to ensure compliance.		

Priority	Action	Consistent	Comment
13. Protecting Willoughby's bushland and biodiversity.	12.4 Acknowledge, protect and celebrate cultural heritage associated with local waterways by engaging with Aboriginal custodians in the planning, design and implementation of actions in relation to waterways and their surrounds.		The commercial and retail components will be subject to Council's sustainability targets and Section J of the Building Code of Australia at detailed design.  N/A
	13.1 Continue to review and implement the Willoughby City Council Urban Bushland Plan of Management to protect scenic landscapes, maintain biodiversity and maximise the value of bushland as part of the natural heritage of Willoughby City.	N/A	
	13.2 Protect high value ecosystems in the private domain through planning controls to enhance biodiversity and protect environmental values.	N/A	
	13.3 Prepare bushfire hazard reduction and ecological burn plans in conjunction with the Regional Bushfire Committee.	N/A	
	13.4 Expand community access to bushland reserves, having regard to scenic and ecological values, including biodiversity and important marine environments.	N/A	
	13.5 Advocate for the protection and enhancement of bushland and biodiversity in NSW Government projects and on Crown land	N/A	



Priority	Action	Consistent	Comment
14. Increasing Willoughby's tree canopy coverage.	4.1 Complete an audit of street trees and identify any resulting opportunities to increase tree canopy in footpaths, public spaces and alongside roads.	N/A	Any opportunities for additional street tree planting can be explored as part of any future landscape and public domain strategy with the development application.
	14.2 Complete and implement a city-wide vegetation management strategy.		
	14.3 Protect existing trees in the LGA through planning controls, and require all developments to retain existing trees and plant mature trees where appropriate.		
	14.4 Encourage green roofs or green nature walls and green buildings, particularly in the Chatswood CBD and St Leonards.	Yes	Opportunities for publicly accessible open space and green landscaping on the podium will be explored at detailed design stage.
	<b>An Efficient City</b>		
15. Improving the efficiency of Willoughby's built environment.	15.1 Develop Chatswood as a low-energy, low-carbon, low-water use centre, particularly through proposed major developments.	Yes	Any future development of the site will subject to the Design Excellence and Sustainability Provisions to be implemented as part of the proposed changes to the Willoughby LEP 2012.
	15.2 Facilitate a transition towards a more sustainable transport system through improved mass transit services, active transport corridors and new technology such as electric vehicle charging stations.	Yes	The proposed residential component will provide more housing close to services and jobs and transport. The proposal delivers more residential capacity within the Willoughby LGA in a highly accessible location which supports the State Government's significant investment in infrastructure such as the Sydney Metro. Residential uses in this location supports the notion espoused by the Regional and District plans of a 30-minute city.

Priority	Action	Consistent	Comment
	15.3 Facilitate the shift towards a more autonomous future with the uptake of electric vehicles (EVs) and automated vehicles (AVs), through identifying potential impacts and appropriate planning.	Yes	Provision for EVs can be considered at detailed design stage.
	15.4 Manage street and off-street parking to encourage public transport use and car sharing and limit growth in travel by private vehicles.	Yes	<p>The proposal will foster liveable healthy communities by ensuring people can live where they can access jobs, transport and services without a car.</p> <p>The location of the site adjacent to the Chatswood Transport Interchange suggests there may be opportunities to reduce the overall car parking provision by adopting a travel demand management approach consistent with the recommendations of the CBD Strategy. This could be complemented with enhanced end of trip facilities for cyclists and pedestrians.</p> <p>Furthermore, the overall car parking provision could be reduced by exploring opportunities to share car parking between uses that peak at different times throughout the day (such as residential visitors and retail uses).</p>
	15.5 Transport demand management initiatives including working from home, improved walking and cycling, improved access to car sharing, carpooling and on-demand transport will also be considered in helping to achieve net-zero greenhouse gas emissions.	Yes	Travel demand management will be considered as part any future development application.
	15.6 Advocate for increased energy and water efficiency standards for new buildings including Green Star certification and the BASIX standards.	Yes	The BASIX SEPP requires residential development to achieve mandated levels of energy and water efficiency. The proposed development concept has been designed with

Priority	Action	Consistent	Comment
	15.7 Encourage the use of cool building materials in any new development to reduce the urban heat island effect, and where appropriate integrate water features both natural and man-made into urban design.		building massing and orientation to facilitate future BASIX compliance, which will be documented at the development application stage.  Green Start certification can be investigated for the commercial component as part of the detailed design.
	15.8 Review Willoughby City Council's Development Control Plan to address sustainable development.	N/A	However, the proposal will consider any existing and updated requirements of the DCP as part of any future development application.
	15.9 Ensure that local planning controls encourage the minimisation of waste and the re-use and recycling of waste where possible.	N/A	Waste management will be addressed as part of any future development application. However, it is expected that the proposal will encourage the minimisation and re-use/recycling of waste where possible.
	15.10 Require increased energy and water efficiency in major development proposals where increases in density or yield are sought.	Yes	The proposal will address sustainability as part of the detailed design for the proposal.
	15.11 Protect land for waste management and recycling activities that is required under the NSW Waste Plan.	N/A	
<b>A Resilient City</b>			
16. Increasing resilience to climate change, extreme	16.1 Continue to integrate resilience across Council to ensure climate change risks and impacts are considered in strategic planning.	Yes	The proposal is able to support any future measures towards future resilience to mitigate any climate change risks and impacts.

Priority	Action	Consistent	Comment
weather and other shocks and stresses.	16.2 Continue to support, participate and collaborate with Resilient Sydney, a global initiative to build and connect resilient cities.		
	16.3 Employ a Resilience Officer to develop and implement a Resilience Plan for Willoughby in collaboration with Resilient Sydney.		
	16.4 Monitor wellbeing in Willoughby by measuring local connections and relationships.		
	16.5 Continue to ensure that new residential development is targeted away from parts of the Council at risk from natural hazards including bushfire and flooding.	N/A	The site is not known to be within an area subject to bushfire or flooding.
	16.6 Identify infrastructure and system risks in the major centres of Chatswood and St Leonards and transport networks and advocate for upgrades to local infrastructure to address these.	Yes	The proposal is able to address any infrastructure and system risk associated with the development as part of the detailed design.
	16.7 Complete flood risk management plans for water catchments in the Willoughby LGA, considering risks increased by sea level rise and climate change.	N/A	However, the proposal is able to address any future flood risk management plans prepared for the Chatswood CBD as part of any future DA if required.
		<b>A CITY THAT ALIGNS INFRASTRUCTURE WITH GROWTH</b>	
	<b>A City Supported by Infrastructure</b>		
17. Augmenting local infrastructure and using existing infrastructure more	17.1 Complete upgrade and new works as identified in Park Masterplans.	N/A	

Priority	Action	Consistent	Comment
intensively and efficiently to accommodate planned growth.	17.2 Regularly review the development contributions plan to ensure that service standards in the LGA will be maintained as the population grows.	N/A	Whilst this is a responsibility of Council, the developer will be subject to all relevant statutory contributions required under the <i>Environmental Planning and Assessment Act 1979</i> .
	17.3 Maintain current service levels of social and sport and active recreational infrastructure so that liveability does not decrease as development occurs.	Yes	The proposal is able to enhance current service levels of social recreational infrastructure through the upgrade of the shopping centre and its existing social recreation infrastructure.
	17.4 Require major development to share any value uplift from changes in development rights to deliver a community benefit through improved local infrastructure.	N/A	DPIE has made its position clear on rejecting the value sharing mechanism put forward by Council. As noted above the developer will be subject to all relevant statutory contributions required under the <i>Environmental Planning and Assessment Act 1979</i> .
	17.5 Focus future development and density in places where infrastructure is available, which is expected to be along the major public transport corridors.	Yes	The site is located less than 100m from the Chatswood train station and intermodal network and as such is ideally situated for increased residential and employment densities.
	17.6 Apply the principles of the Movement and Place framework by catering for and encouraging the role of walking and cycling in local movement networks and places.	Yes	The site is located within the Chatswood CBD and adjacent to Chatswood Train Station and as such ideally located to encourage increased walking and cycling.
18. Leveraging planned major infrastructure investments and projects to support growth.	8.1 Develop an integrated transport strategy for Willoughby City which incorporates the impacts of the rapid bus link from Dee Why to Chatswood as well as other transport investments.	Yes	The proposal does not preclude any of these LSPS objectives from being achieved.  The proposal supports Chatswood's role as a Strategic Centre and promotes the Eastern Economic Corridor by including 70% of the site for commercial / employment floor space.
	18.2 Work with the NSW Government to put infrastructure contributions in place to fund required major infrastructure upgrades.		

Priority	Action	Consistent	Comment
	<p>18.3 Working with the Greater Sydney Commission and other councils to agree the roles of the different centres in the northern part of the Eastern Economic Corridor and promote and further develop Chatswood (and St Leonards) consistent with identified strengths and advantages.</p> <p>18.4 Continue to advocate for public transport projects by the NSW Government and other necessary major infrastructure investment, including potential eastern public transport routes, an upgrade of the Chatswood Bus Interchange, and contributions towards additional district-level recreation and sports facilities.</p> <p>18.5 Review current planning objectives and frameworks in response to major infrastructure announcements and construction.</p>		<p>The proposal also provides additional residential dwellings in a high-density environment, which supports the objective of a 30-minute city and allowing people to live and work in close proximity.</p>
<p>19. Working with other organisations to provide required infrastructure.</p>	<p><b>A Collaborative City</b></p> <p>19.1 Work with North District councils, stakeholder groups and NSROC regarding the findings of the Northern Sydney Social Infrastructure Strategy in order to plan for social infrastructure provision on a district basis.</p> <p>19.2 Work with North District councils, stakeholder groups and NSROC regarding the findings of NSROC’s Regional Sportsground Strategy Review Report (2018) in order to plan for sporting infrastructure provision on a district basis.</p> <p>19.3 Support and assist in the implementation of the District Sports Plan (once released).</p>	<p>Yes</p>	<p>The proposal does not preclude any of these LSPS objectives from being achieved.</p>

Priority	Action	Consistent	Comment
	19.4 Council will work with community organisations, NSROC and the State Government in the development of an updated Cultural Plan for the LGA.		
	19.5 Work with NSW government and North District councils to provide an east-west bus rapid (BRT) transport link.		
	19.6 Work with the NSW Government, neighbouring councils and stakeholder groups to build and connect bicycle corridors, priority walking routes and green infrastructure initiatives and provide a safe transport system.		
	19.7 Continue to pursue joint use arrangements, including with the NSW Department of Education, to maximise the availability of open space and social infrastructure to the growing population.		
	19.8 Council will continue to deliver waste management strategies consistent with the State Government's Waste and Resource Recovery Strategy targets and the program Waste Less, Recycle More.		
20. Co-ordinating economic development for Chatswood and St Leonards.	20.1 Work closely with other councils along the Eastern Economic Corridor, the NSW Government and other stakeholders to continue to refine the role of Chatswood and St Leonards within the corridor, their relationship to other centres and the infrastructure needed to support this relationship.	Yes	<p>The proposal does not preclude any of these LSPS objectives from being achieved.</p> <p>The proposal supports Chatswood's role as a Strategic Centre and promotes the Eastern Economic Corridor by including 70% of the site for commercial / employment floor space.</p>

Priority	Action	Consistent	Comment
	20.2 Collaborate with North Sydney Council, Lane Cove Council, the Royal North Shore Hospital, the Department of Planning, Industry and Environment, the Greater Sydney Commission and other relevant stakeholders to coordinate the planning and economic development of St Leonards and the St Leonards Health and Education Precinct.	N/A	The proposal also provides additional residential dwellings in a high-density environment, which supports the objective of a 30-minute city and allowing people to live and work in close proximity.