

ATTACHMENT 4

Planning Proposal 753 Pacific Highway and 15 Ellis Street Chatswood - Summary of Have Your Say and other community submissions

No	Submission	Council response
1	Chatswood Croquet Club : Object to Planning Proposal in regards negative impacts on croquet lawns Object to the open space land currently occupied by the Chatswood Croquet Club being redeveloped into a public park (p. 31 of the Ingham Planning Report dated September 2020). Such a proposal has no regard to the interests of the club and its members. No contact has been made with the club – by Council or proponent. Chatswood Croquet Club is part of Chatswood's heritage, among the longest continuously operating croquet lawns in the country. Croquet here hosts important competitions and is a vital part of the active lives of members. Persons with a disability are welcomed. The club hosts playing and non-playing members. Croquet is a sport for all ages and there will be an increase in the retirement age population in Willoughby. The club is non-profit and has a solid financial position. Council has led the club to believe there were to be no changes. Concern regarding overshadowing of the croquet lawns. Not just in mid winter. Croquet courts involving grass require sunlight to grow. Object to any additional overshadowing.	The planning proposal for 753 Pacific Highway and 15 Ellis Street Chatswood does include reference to the potential repurposing of the Chatswood Croquet greens, situated on Council land to the east of the proposed development site. The reference suggests that the croquet club and greens, which are not part of the proposed development site, could be converted to a park or oval to service the needs of a growing population in the CBD. In response to community concern regarding the Planning Proposal, Council directly addressed this issue on its website on 11 June 2021, during the exhibition period, by stating: <i>"An applicant has lodged a planning proposal for 753 Pacific Highway and 15 Ellis Street Chatswood which included a reference to the use of the Chatswood Croquet Club, which is situated on Council land to the south-east of the proposed development site.</i> <i>The reference suggests that the croquet club and greens, which are not part of the proposed development site, could be converted to a park or oval to service the needs of a growing population in the CBD.</i> <i>The suggestion by the applicant for altered use of the site has caused concern among our community, in particular the Chatswood Croquet Club, whose members have serviced our community for more than 100 years.</i> <i>While Council periodically reviews public open space to meet the requirements of the community, there are no current plans to alter the use of the croquet club. The planning proposal does not represent Council's position or intention for the site.</i> <i>An article published in the North Shore Times last week raised concern about the planning proposal, and Council have assured the Croquet Club's representative that Council has no intention to convert the croquet greens to a park."</i> Under the Chatswood CBD Planning and Urban Design Strategy 2036 (the CBD Strategy) the height on this site is affected by the solar access plane which seeks to protect sun access to key public spaces identified in Key Element 19, which states: <i>"The sun access protection and heights in Figure 3.1.5 will be incorporated into LEP controls, to ensure no additional overshadowing and protection in mid winter of:</i> <i>a) Victoria Avenue (between interchange and Archer St) 12pm - 2pm.</i> <i>b) Concourse Open Space 12pm - 2pm.</i> <i>c) Garden of Remembrance 12pm - 2pm.</i> <i>d) Tennis and croquet club 12pm - 2pm.</i> <i>e) Chatswood Oval 11am - 2pm (which in turn also protects Chatswood Park).</i> <i>In addition,</i> <i>f) Heights adjoining the South Chatswood Conservation Area will provide for a minimum 3 hours solar access between 9am and 3pm mid winter."</i> The two key public spaces to the south of the subject site are the tennis and croquet club and Chatswood Oval.

		Limiting maximum building height to an RL of 159.2 (maximum 59.62m) along the northern elevation in combination with stepping down the height of the tower from north to south ensures there is no additional shadows cast into the "protected" sun access area of the public open space to the southeast, currently used for croquet greens and tennis courts, during the nominated sun protected hours of 12 noon to 2pm. There is no impact on Chatswood Oval as a result of this Planning proposal.
2	Croquet NSW INC : Object to Planning Proposal in regards negative impacts on croquet lawns Support the submission from the Chatswood Croquet Club. Note Council does not plan to repurpose the lawns and should maintain this important community facility.	Refer to Submission 1 comments above.
3	Member of Chatswood Croquet Club : Object to Planning Proposal in regards negative impacts on croquet lawns Croquet lawns and club an important community facility. Community cannot afford to lose it Club actively engages with wider community through try and play days.	Refer to Submission 1 comments above.
4	7-11 Ellis St Chatswood : Concerns raised Significant excavation to occur. A dewatering report should be conducted at 96-100 Albert Ave before works commence – paid for by the developer.	This is a matter to be addressed at development application stage.
5	8-14 Ellis Street Chatswood : Object to Planning Proposal Willoughby Council and developers attempting to steamroll developments at the expense of existing property owners. Developers motivated by profits and Council motivated by developer contributions and state government handouts.	753 Pacific Highway and 15 Ellis Street are within the existing Chatswood CBD and therefore within the Chatswood CBD Planning and Urban Design Strategy 2036 (the CBD Strategy). The CBD Strategy is not based on increasing the financial revenue of Council. The CBD Strategy is a well-considered and tested Strategic Planning document that aims to achieve: • A reinvigorated commercial core area and economically buoyant CBD, to provide for future employment. • A sustainable balance between commercial, retail, residential, education, cultural and other uses to ensure on-going vibrancy. • A compact, walkable CBD. • A city form and scale to accommodate future growth and change. • A CBD of exceptional urban design, easy pedestrian linkages and good public domain, where local character and heritage are embraced, and the greening of the centre is achieved. • Simplified controls for the LEP and DCP in relation to the CBD.

Where is the Council's holistic and cohesive plan? Height (17 storeys) out of character with area Negative impact on street parking and traffic flow. Even if the proposal's estimate is correct, the ripple effect on traffic flow in all surrounding streets will be significant – particularly during construction phase. Traffic and parking needs to be more deeply analysed. 62 car spaces inadequate, adversely affecting street parking.	The CBD Strategy was the subject of detailed analysis in 2016, then went through a public exhibition period in early 2017. The CBD Strategy was endorsed by Council on 26 June 2017, and supported by the Greater Sydney Commission on 18 May 2018. The CBD Strategy was endorsed by DPPE on 9 July 2020, and further noted by Council at the Council Meeting of 14 September 2020. Under the CBD Strategy this site is zoned B4 Mixed Use with a maximum height of 60m (as the site is affected by the solar access plane) and maximum Floor Space Ratio of 6:1. The surrounding area has also been changed under the CBD Strategy to B4 Mixed Use, with increased height (subject to the solar access plane) and FSR. The CBD Strategy has deliberately increased height and floor space within the Chatswood CBD boundary as expanded to increase the provision of dwellings and employment to provide for the growth of Chatswood to 2036. The CBD Strategy height and FSR controls for this site are to be considered with all the 35 Key Elements of the CBD Strategy, with particular regard to setbacks and street wall heights, which are as follows: • Pacific Highway frontage i. Minimum 4 metre setback at Ground level from front boundary. ii. Maximum 7 metre street wall height. iii. Minimum 6 metre setback above street wall. • Mixed use frontage with commercial Ground Floor i. 6-14 metre street wall height at front boundary. ii. Minimum 3 metre setback above street wall. The concept plans and site specific draft Development Control Plan provisions accompanying this proposal are consistent with the required CBD Strategy setbacks and street wall heights for this site. The envisioned outcome sought under the CBD Strategy is to be guided by draft site specific Development Control Plan provisions, the design excellence process and through the development application process. The Planning Proposal is supported by a Traffic and Transport Report by The Transport Planning Partnership dated 16 September 2020, which concludes: <i>"The net change in traffic generated by the site will be minor and will not have discernible impact on the operation of the surrounding road network."</i> Both Council's Traffic section and TfNSW have raised no objection to traffic impacts. A construction management plan will be required at development application stage. Parking provision is proposed below MDCP requirements in accordance with reduced car parking rates within the Chatswood CBD. A total of 62 car spaces are proposed. Loading vehicles have the potential to enter and leave the site in a forward direction. The support for lower car parking rates within close proximity to a rail station and bus interchange is consistent with Transport for NSW (RMS) approaches and TfNSW, Council's DCP and CBD Strategy support for the principle of travel demand management. Travel Demand Management is intervention (excluding provision of major infrastructure) to modify travel decisions so that more desirable transport, social, economic and/or environmental objectives can be achieved, and the adverse impacts of travel can be reduced. The purpose of travel demand management is to reduce the total amount of travel, minimise the need to expand road systems, reduce the incidents of vehicle crashes, prevent further congestion, reduce air pollution, conserve scarce resources and increase the share of non-car based transport. Increasing the supply of parking can induce a greater number of vehicular trips which increases congestion, impacting negatively on the city environment. It should be noted that the CBD Strategy has been guided by traffic analysis from ARUP, which was reviewed by Transport for NSW prior to DPPE endorsement. In this regard ARUP then prepared a Future Conditions Report, Chatswood CBD Strategic Study, September 2020 which concluded that the growth proposed under the CBD Strategy could be accommodated.
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Block sunlight to croquet club Block sunlight to 8-14 Ellis Street. Combined with other shadows. What about adequate solar access plane to existing rate payers. What about appropriate sharing of light.	On street car parking will continue to be managed by Council's Traffic and Compliance section. Overshadowing to croquet club greens discussed above under Submission 1. In regards solar access and overshadowing, Council's Development Control Plan Section E.1.10 states: "The north facing windows of living areas and the principal portion of the recreational open space of adjoining residential buildings should have at least 3 hours of sunlight between 9am and 3pm on June 22." The Planning Proposal is consistent with this DCP control. 8-14 Ellis Street, being to the south of the subject site, is affected as follows: • 12pm – western garden affected. • 12.30pm – western edge of building impacted. • 1pm – western one-third of building affected. • 2pm – western half of building affected. • 2.30pm – part western and eastern half of building affected. 8-14 Ellis Street is unaffected between 9am and 12pm. It is considered that the overshadowing impacts arising from this Planning Proposal are reasonable for a site located within the Chatswood CBD under the CBD Strategy. The residential tower is considered to be consistent with the slender tower objective, with residential floor plates approximately 472m² for Levels 5 – 13, then reducing to 395m² for Level 14, 350m² for Level 15 and 257m² for Level 16 - being well below the 700m² maximum control as stated in the CBD Strategy. This issue will be further refined through the design excellence process at development application stage. As discussed under Submission 1 above, there is no repurposing of this space proposed by Council. 8-14 Ellis Street is subject to the CBD Strategy and able to be developed accordingly. Council has no plans to purchase 8-14 Ellis Street. Council recognizes the importance of providing recreation areas together with increases in density. The Chatswood CBD is well served by a variety of different recreation areas however Council will look to opportunities to embellish public recreational areas through contributions and the provision of on-site publicly accessible areas.
6 32 Bedford Street North Willoughby : Object to Planning Proposal in regards negative impacts on croquet lawns Negative impact on croquet club	Refer to Submission 1 comments above.