

Attachment 5

Transport  
for NSW

16 July 2021

TfNSW Reference: SYD21/00252/02  
Council Reference: PP-2021-2396

Ms Debra Just  
Chief Executive Officer  
Willoughby City Council  
PO Box 57  
CHATSWOOD NSW 2057  
Attention: Craig O'Brien

Dear Ms Just,

**PLANNING PROPOSAL FOR 753 PACIFIC HIGHWAY AND 15 ELLIS STREET,  
CHATSWOOD**

Transport for NSW (TfNSW) appreciates the opportunity to comment on the above planning proposal referred through the ePlanning Portal.

We understand that this planning proposal seeks to amend the Willoughby Local Environmental Plan (WLEP) 2012, to facilitate the construction of a mixed-use development on the subject site which encompasses a total area of approximately 1,112m<sup>2</sup>.

Specifically, this proposal seeks the following amendments to WLEP 2012:

- rezoning the site from part R4 High-Density Residential and part SP2 Infrastructure to B4 Mixed Use;
- an increase of the maximum permitted building height from 34m to 90m;
- an increase of the maximum floor space ratio (FSR) control from 1.7:1 to 6:1; and
- the introduction of a minimum commercial FSR of 1:1.

The concept design for this proposal depicts a 17-storey mixed-use building comprising a 13-storey residential tower positioned above a four-storey podium containing two storeys of commercial/retail uses and two storeys of residential uses. In particular, it will provide (1) 55 new dwellings including 4% affordable housing, (2) 1,112m<sup>2</sup> of commercial/retail floor space, and (3) 62 on-site car parking spaces.

TfNSW has reviewed the submitted documentation in relation to this planning proposal and provides comments within **Attachment A** for Council's consideration.

Should you have any questions or further enquiries in relation to this matter, Supun Perera would be pleased to assist you via email, at [supun.perera@transport.nsw.gov.au](mailto:supun.perera@transport.nsw.gov.au)

Yours sincerely

James Hall  
A/Senior Manager Strategic Land Use  
Greater Sydney Division

Transport for NSW  
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Attachment A: TfNSW Comments on the Planning Proposal for 753 Pacific Highway and 15 Ellis Street, Chatswood

Car Parking

Considering the location of this site within <800m from Chatswood CBD and Chatswood Transport Interchange, it is considered appropriate to reduce the overall car parking provisions on the site. In this regard, Council should give consideration to the proposed 62 car spaces in lieu of the 82 spaces calculated under the current DCP. If this lower level of parking provision were to be supported by Council, consideration should be given to inserting a site-specific clause limiting on-site parking at a level below the current DCP requirement.

Future Shared Path

As alluded to in our previous correspondence with Council dated 17 June 2019, TfNSW supports Council's plans for a future shared path along the eastern side of Pacific Highway, which would need to be facilitated within the existing sites, including this site.



22 March 2021

**Craig O'Brien**  
Council Contact  
Strategic Planning  
Willoughby City Council  
[craig.obrien@willoughby.nsw.gov.au](mailto:craig.obrien@willoughby.nsw.gov.au)

**RE: Planning Proposal – PP-2021-2396 at 753 Pacific Highway and 15 Ellis Street, Chatswood**

Thank you for notifying Sydney Water of the planning proposal listed above which proposes to rezone the site from R4 – High Density Residential and part SP2 - Infrastructure to B4 – Mixed use, increase the maximum permitted building height from 34m to 90m, and increase the FSR from 1.7:1 to 6:1. This proposal will facilitate a total of 55 dwellings and 50-55 additional jobs. We have reviewed the application based on the information supplied and provide the following comments for your information to assist in planning the servicing needs of the proposal.

**Water Servicing**

- Potable water servicing should be available to serve the proposal.
- It is recommended the proponent connects to the 150mm C/CL water main in Pacific Highway.
- Considering the scale and land-uses proposed, amplifications, adjustments and/or minor extensions may be required. Detailed requirements will be provided at the S73 application phase.

**Wastewater Servicing**

- Wastewater servicing should be available to serve the proposal.
- It is recommended the proponent connects to the 150mm VC wastewater main in Albert Lane.
- Considering the scale and land-uses proposed, amplifications, adjustments and/or minor extensions may be required. Detailed requirements will be provided at the S73 application phase.

**Trade wastewater requirement**

- If any proposed development is going to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. The applicant must wait for the approval and issue of a permit before any business activities can commence.
- The permit application can be made on Sydney Water's web page through Sydney Water Tap In. <http://www.sydneywater.com.au/tapin/index.htm>

Sydney Water Corporation ABN 49 776 225 038  
1 Smith St Parramatta 2150 | PO Box 399 Parramatta 2124 | DX 14 Sydney | T 13 20 92 | [www.sydneywater.com.au](http://www.sydneywater.com.au)  
Delivering essential and sustainable water services for the benefit of the community



This advice is not a formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

The development servicing advice provided by Sydney Water is based on the best available information at the time of referral (eg. planning proposal) but will vary over time with development and changes in the local systems. This is particularly important in systems with limited capacity (such as Priority Sewerage Program scheme areas) and it is best to approach Sydney Water for an updated capacity assessment (especially where an approval letter is more than 12 months old).

If you require any further information, please contact the Growth Planning Team via [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Kristine Leitch", written over a horizontal line.

**Kristine Leitch**  
Commercial Growth Manager  
City Growth and Development, Business Development Group  
Sydney Water, 1 Smith Street, Parramatta NSW 2150



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This letter is Ausgrid's response under clause 45(2) of the State Environmental planning Policy (Infrastructure) 2007.

The assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the Environmental Planning and Assessment Act 1979. One of the obligations upon consent authorities, such as local councils, is to consider the suitability of the site for the development which can include a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid requires that due consideration be given to the compatibility of any proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

Ausgrid has no objection to this planning proposal and has no further comment.

Should you have any enquiries, please contact Ausgrid at [Development@ausgrid.com.au](mailto:Development@ausgrid.com.au)

Regards,  
Ausgrid Development Team



Mr Nick Armstrong  
Senior Planning Officer  
NSW Department of Planning, Industry and Environment  
Locked Bag 5022, Parramatta NSW 2124



16/02/2022

Dear Mr Armstrong

**Re: Planning Proposal 2021-2396, 753 Pacific Highway, Chatswood and 15 Ellis Street, Chatswood**

Thank you for the opportunity to provide feedback on the proposed development of 753 Pacific Highway, Chatswood and 15 Ellis Street, Chatswood.

Northern Sydney Local Health District (NSLHD) is committed to ensuring the built environment fosters places and spaces that support the health and wellbeing of individuals and the wider community. Our Healthy Built Environments team, made up of population health and urban planning professionals, is well-placed comment on this Proposal and has considered potential impacts to liveability and health.

The population of Willoughby Local Government Area (LGA) is expected to grow from 74,000 to nearly 92,000 by 2036 with most of the future growth and high-density development planned in the Chatswood CBD.<sup>1</sup>

Current evidence suggests that well-planned high density housing and neighbourhoods can support physical activity, social interaction and access to daily living needs compared to low density neighbourhoods.<sup>2</sup> Conversely, poorly designed and poorly built apartments located far from public transport, open space, and amenities can have negative impacts on residents' physical and mental health.

To ensure the health and wellbeing of residents and workers is prioritised during the growth of the CBD, NSLHD encourages delivery of the *Chatswood CBD Public Domain Plan* as a priority, ideally prior to significant population growth and development. The Plan's key initiatives aim to increase public open space, create an urban forest and a connected 'green grid', ensure there is continuity in the design and embellishment of the public realm, and improve active transport networks across the CBD.<sup>3</sup>

NSLHD supports the need for improvements to the public domain to ready the CBD for the proposed development. This is based on evidence presented in the Plan, showing that:

- Only 8% of the CBD is public open space, which is outside of the standards for open space planning in NSW (9-15% of total site area).<sup>3</sup> According to the Greater Sydney Commission, high-density development (over 60 dwellings per hectare) should be located within 200 metres of open space and all dwellings should be within 400 metres of open space.<sup>4</sup>
- There is low tree canopy coverage in the Chatswood CBD compared to the rest of the LGA and a need to establish an urban forest and connected 'green grid' to mitigate the urban heat island effect. Ensuring a

<sup>1</sup> Willoughby City Council (2021). Chatswood CBD Public Domain Plan. [Unpublished]. Provided by Willoughby City Council on 09/02/2022.

<sup>2</sup> Giles-Corti B, et al. (2012). Increasing density in Australia: maximising the health benefits and minimising the harm. Report to the National Heart Foundation of Australia, Melbourne. Accessed 10/02/2022. Available at: <https://www.heartfoundation.org.au/getmedia/91efe665-707f-4be1-839f-07461b79d05d/Increasing-density-in-Australia-Evidence-Review-2012.pdf>

<sup>3</sup> NSW Department of Planning (2010). Recreation and open space planning guidelines for local government. Accessed 10/02/2022. Available at: <https://lo.unisa.edu.au/mod/resource/view.php?id=1337186>

<sup>4</sup> Greater Sydney Commission (2018). North District Plan. Accessed 10/02/2022. Available at: <https://www.greater.sydney/north-district-plan/introduction>

detailed Landscape Plan is provided by developers as a part of Planning Proposals will facilitate early consultation to support increased greening.

- There is a need to establish and consistently apply good design principles to ensure continuity in design and development of the public domain. Currently, there are 10 different paving materials used in the Chatswood public domain. Refining the palette of pavement and other design features, such as wayfinding signage and street furniture, will provide clarity and invitation for users. Continuity in design is especially important when Council is seeking opportunities for the implementation of publicly accessible open space, green podiums and roofs on private land.
- More through-site links and activation of public laneways will promote walking, reduce congestion and provide opportunity for social connection.
- Improving the current cycle network as per Council's 2017 Bike Plan Update and Chatswood CBD to St Leonards CBD Bicycle Improvement Plan will encourage more people to use active transport as a healthy and environmentally supportive means of travel. NSLHD recommends that active transport is further promoted to residents by mandating all new developments in Chatswood CBD provide a Green Travel Plan<sup>5</sup> or similar as a part of the Planning Proposal.

Overall, the Planning Proposal 2021-2396, 753 Pacific Highway, Chatswood and 15 Ellis Street, Chatswood is considered to be beneficial because:

1. It provides for 4% of total private residential space as affordable housing which is to be available to low and middle income earners and is commended.
2. It will allow for commercial/retail spaces which will activate the street frontage and contribute to employment in the Chatswood area.
3. The mix of commercial, retail and residential development in this Proposal will contribute to a balance of land use in the Chatswood CBD Commercial area.
4. The building design appears to consider the likely interests and concerns of its neighbours. The set-back will enable deep soil planting which will provide a green buffer from the Pacific Highway.
5. The Proposal promises to replace aged commercial buildings with new buildings of the form, materials palette and general disposition compatible with the retail, commercial and residential buildings in the Chatswood area.

NSLHD hopes to be kept informed of the outcome of this Proposal and public domain initiatives planned for the Chatswood CBD. For any questions regarding this submission, please contact:

[Mary.McCafferty@health.nsw.gov.au](mailto:Mary.McCafferty@health.nsw.gov.au) or [Andrew.Wheeler@health.nsw.gov.au](mailto:Andrew.Wheeler@health.nsw.gov.au).

Yours sincerely,



**Mary McCafferty**  
Property Manager  
NSLHD Corporate Services

**Andrew Wheeler**  
Manager, Healthy Built Environments  
NSLHD Health Promotion

<sup>5</sup> JMT Consulting. (2021). 44-52 Anderson St Chatswood Transport Impact Assessment. Accessed 10/01/2022. Available at: [https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/5278a6be5c4ac4808b40fbfb558a5972ad09ed3/original/1628230429/5b00c2e46901800d228c0cec634984f8\\_Transport\\_Impact\\_Assessment.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUKKD4ZO4WUUA%2F20220131%2Fap-southeast-2%2Fs3%2Faws4\\_request&X-Amz-Date=20220131T003224Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=c6863cda0d6aadcc7e50a9b98587f76445b836cf553cec66d272503fc0bc9f8](https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/5278a6be5c4ac4808b40fbfb558a5972ad09ed3/original/1628230429/5b00c2e46901800d228c0cec634984f8_Transport_Impact_Assessment.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUKKD4ZO4WUUA%2F20220131%2Fap-southeast-2%2Fs3%2Faws4_request&X-Amz-Date=20220131T003224Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=c6863cda0d6aadcc7e50a9b98587f76445b836cf553cec66d272503fc0bc9f8)

