

21 July 2015

Joint Regional Planning Panel  
Panel Secretariat  
GPO Box 3415  
SYDNEY NSW 2001

Dear Sir/Madam

**RE: JRPP No. 2014SYE143 – 150 Mowbray Road and 680 Willoughby Road, Willoughby**

At its meeting on 13 July, 2015, Council considered the Officer's report and recommendation on the redevelopment of 150 Mowbray Road and 680 Willoughby Road, Willoughby which is a JRPP matter.

The Officer's report and recommendation to the JRPP have been separately forwarded to you for the determination by the JRPP. The Council resolved to make a submission on the application for consideration by the JRPP.

The Council's submission is that the application be deferred for the applicant to consult with Council Officer's in respect to amending the proposal to address the following matters:

1. *Investigation for the provision of an alternative means of pedestrian crossing of Mowbray Road (such as a footbridge) together with an adequate maintenance schedule for any such structure.*

**Discussion:**

Council is concerned that with the inclusion of a further 104 apartments on the subject site, together with additional retail or business premises, pedestrian safety and traffic flow in this section of Mowbray Road will be significantly compromised. The three way intersection of Willoughby Road/Mowbray Road and Mowbray Road/Penshurst Street already experiences significant congestion and delay due to pedestrian movements at signalised intersections. With Both Willoughby Public School and Willoughby Girls High School located to the north of the site on the opposite side of Mowbray Road additional pedestrian movements associated with the development will further impede traffic flow and increase potential for vehicle/pedestrian conflict. Separation of pedestrian and vehicular movement would enable safe pedestrian crossing without interrupting traffic flow.

2. *Provision of additional parking.*

**Discussion:**

The proposed development is currently below Council's DCP requirements for the provision of parking. In this respect the proposed development has an overall shortfall of three (3) car parking spaces. Although a total of three spaces in excess of Council requirements have been provided for allocation to business premises and residential apartments, residential visitor and retail have a total

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shortfall of six (6) spaces. The additional parking demand associated with the development is likely to contribute to existing on-street parking being occupied by residents, employees and visitors to the subject site at the expense of existing residents and businesses in the area. The development should provide additional parking to satisfy the likely parking demand associated with the development without reliance on on-street parking and in this respect should ensure residential visitor and retail parking complies with Council requirements.

### 3. *Provision of optimal sustainability measures.*

#### Discussion:

The development should incorporate as many sustainability measures as possible including solar heating, water reuse, maximising the solar access and cross ventilation of units, 5-star rated fittings, etc. In this respect the opportunity exists for the development to go beyond the minimum BASIX and SEPP 65 requirements and therefore should do so.

### 4. *That further attempts be made to consolidate the development site with the isolated properties on the corner of Mowbray Road and Willoughby Road.*

#### Discussion:

The redevelopment of the subject site provides the opportunity to consolidate with the currently isolated corner (Willoughby/Mowbray) properties, thereby providing an integrated development that enables all sites, including those currently isolated to meet the planning objectives for the zone. Inadequate attempts have been made to consolidate the sites to achieve the best planning outcome and in accordance with the Intent and Performance Criteria specified in Part E.1.1 of Willoughby Development Control Plan.

For the above reasons it is respectfully requested that further consideration of the application be deferred to enable the applicant to consider the above matters and consult with Council Officer's with a view to submitting an amended proposal.

Willoughby Council appreciates the opportunity to make a submission on the proposed development. A Council representative will attend the JRPP meeting to present this submission and answer any questions of the Panel.

Yours sincerely



Dominic Johnson  
ACTING DIRECTOR PLANNING & INFRASTRUCTURE