

I support the submission from Willoughby City Council and object to this development on the following grounds:

1. Over-development of the site.

The proposed increase in maximum height and floor space ratio is inconsistent with the permitted density allowance in the Chatswood CBD Planning and Urban Design Strategy to 2036 (CBD Strategy) and is not considered necessary for a development on the site to be feasible.

The delivery of housing is an important planning objective that I agree with, if done well. Consideration must be given to the capacity of public infrastructure to support the increased residential population, as well as the broader impacts on surrounding properties and neighbourhood amenity. These have not been addressed.

2. Overshadowing of Chatswood Oval.

I object to any further increase in overshadowing of Chatswood Oval during winter. Chatswood Oval is a vital community asset utilised for casual and organised recreation. Its impact on the quality of life for the community of Chatswood and the greater Willoughby local government area cannot be underestimated. Chatswood Oval is the only significant green open space within walking distance from the core of the Chatswood CBD. Maintaining solar access to Chatswood Oval is vital to promoting physical activity, social interaction and overall wellbeing.

3. Residential development in the commercial core

Permitting such an uplift in residential dwellings will undermine efforts to protect land designated for commercial uses and place considerable pressure on public infrastructure, particularly given that this level of residential density was not anticipated by Willoughby City Council.

4. Affordable housing

The type of housing that is most in need in Australia is housing that is affordable for younger people and those considering having children.

The subject site is identified on the WLEP 2012 Affordable Housing Map as requiring a permanent 4% contribution to affordable housing. However, with the proposed plan this contribution should be increased. I agree with Council's view that a 10% affordable housing contribution should be required.

5. Infrastructure contribution payments

I agree with the Willoughby Council statement that any proposed rezoning must address how the proposal will maintain appropriate access to open space and community facilities noting existing facilities are not sufficient to support the additional, un-planned growth proposed.

6. Provision of public infrastructure

I agree with Council's comments stressing the need for community facilities, open space, and active transport connections to meet the demands of growth. To ensure there is adequate infrastructure to support residential development on this site under the current controls or should further uplift be considered, the following needs must be addressed:

- A publicly accessible through-site link connecting Albert Avenue to the Metro station.
- Public Community and/or Recreation facilities.
- Enhancements to public footpaths and the surrounding streetscape.
- Improved connections to the Metro, train station and bus interchange.

- Other civic improvements that align with Council's infrastructure priorities as listed in Council's community infrastructure contributions scheme.

And additionally...

- Protected cycleway from the site to the Chatwood Public School.

I also agree with the statements made by Willoughby City Council regarding the following:

7. Design Excellence Process
8. Building setback requirements
9. Excessive car parking spaces
10. Vehicle access and waste disposal
11. Building sustainability