

15, Johnson Street
Chatswood, N.S.W., 2057
3rd. February, 2025.

To Dept. H.P. and I
Attention Amy Watson.

Re. Mixed Use Development with Affordable Housing, App. No. SSD-72891212

Statement of Objection, with comment.

Dear Ms. Watson,

I am in receipt of your circular letter to my postal address, and a second to me as the Landowner/Resident at the above address.

The greater part of this submission is to explain the writer's current objections in principal and in particular to excessive height and bulk of the proposed development apparently in addition to, and possibly exceeding limits, development already acceded to. There are further resigned objections to the manner and course of events which have led to this situation over a protracted period.

Initially it seems curious that your letter refers to this development as a 'proposal' when clearly the development is currently going ahead with demolition completed at the site and a considerable excavation underway, and, further to the writer's knowledge, the development had approval already but to a lesser height. It is then unclear if your letter refers to a subsequent proposal by the developer to extend the approval, and what any original approvals may have included. It is also curious that at the time of writing, activities at the site have been suspended for many days.

I write as a long-term resident of Willoughby, and at the above address for over 45 years. I have witnessed and been party to the status of the relevant street block.

With Archer Street as the demarcation line of the CBD, in the early 1980s the National Trust saw fit to delineate a Heritage Conservation Area over a portion of South Chatswood, thereby including the relevant street block and the current development site. The trust included many individual items in the block as separate heritage items, and for a very short time the line of identical cottages (now largely demolished) was under State Government listing. Subsequently, Willoughby City Council adopted, with some lesser alterations, the same boundaries for its South Chatswood Heritage Conservation Area. The principal variation was the classification of the relevant street block as a Buffer Zone distinct from both the CBD and the Conservation Area. The intent here was to fulfill the WCC Town Planning overall CBD scheme for a so-called 'bell-curve' with high developments at the CBD core by the Station, then lessening to the perimeter so as to ameliorate any negative effects

of intensive CBD development on the various Conservation Areas which directly abut the CBD to the south, east and north, and partially to the west.

This policy remained as a control for some decades with a large proportion of the Buffer Zone being redeveloped to a height of two stories. Some of those two storey developments were perhaps no more than 5 years old and have been demolished in the current 'proposal'. WCC under the direction of a later Town Planner then completely reversed to existing 'bell-curve' policy with what was bluntly termed 'hard edge' for multi stories at the boundary. In conversation with that planner, it became apparent she was not appreciative of any negative connotations in her new policy and its terminology.

At the same time WCC revised its general planning policies for the entire CBD to permit heights up to 90m. When this policy was adopted, it was not made clear to local residents the old Buffer Zone was transferred into the CBD by moving the CBD boundary across Archer Street. This eastern boundary has long been in a state of flux, for it had been moved by Council some years before so as to allow the Chatswood Chase development, and where the major landholder was indeed WCC.

With the old Buffer Zone now made available for intensive redevelopment, it proved to be a soft underbelly where sites could be had with only single storey or two storey existing developments to be overcome. As a result, the Archer Street environ here is currently undergoing considerable transformation.

Local residents in nearby Neridah Street organized considerable objection to Council's plans with detailed professional investigations into densities, traffic, shadows and heritage with written and verbal presentations at Council meetings. This all included detailed alternative suggestions to achieve WCC housing objectives. All to no avail. Of the five resident landholders, two have now vacated the area, another is in that process, the fourth is a non-resident being the proprietor of a child-minding centre, and only one remains resident.

To various readers of this submission, the contents may seem variously sanguine if not sardonic, weary, realistic, pessimistic, ironic, informative, historic.... Whichever is the case, the prolix verbiage is intended as an indication of the writer's long held objections to this particular development and understandably what future opportunism may bring elsewhere nearby. Those objections are based on the conviction of the social local value of the Conservation Zones and what they represent and do for Chatswood and Willoughby.

I have noted the Department's disclaimer and declaration.



Paul Storm.

P.S. I have made my neighbours at 28 Neridah Street
know that I am aware of my submission, and that they will
submit this on my behalf. P.