



To: West Ward Councillors
CC: All other Councillors, all other PAs.

23rd July 2024

Dear Councillors,

RE: State Significant Developments (SSDs) in Willoughby

Chatswood West Ward Progress Association (CWWPA) Committee notes with some alarm the growing number of SSDs in Willoughby, and especially in West Ward (see attached list and map). Just this week the Council approved Planning Proposal (PP 2021/004) for 613-627 Pacific Highway was replaced with a NSW Govt Planning Secretary's Environmental Assessment Requirements application which includes a 30% uplift (27 floors to 36, 101 apartments to 136), in return for providing 15% affordable housing.

These SSD proposals make a mockery of WCC new planning regulations which State Government approved only last year. While an EIS is not yet provided for this site, we can already tell, based on shade diagrams provided for the PP (attached), that the Metro Dive site, proposed for a 1000 student school, will be completely shadowed by this building. While proximity to public transport should reduce future residents' dependency on cars, nevertheless most families want one, or two, adding to Chatswood's already congested streets and overcrowding of available parking. State Government willingness to promote denser housing targets unfortunately comes with no corresponding assistance to provide additional green space/recreational areas in an LGA where access to sports grounds is already lagging behind demand.

This SEAR's request comes hot on the heels of the release for exhibition of the EIS for the Novus on Albert (763-769 Pacific Highway) SSD. In relation to that EIS, CWWPA notes that Council requested that the proponent takes action to convert Albert Lane (to be used for a "pull in" garbage collection and deliveries, taxi pick ups, etc.) to one way traffic, for safety reasons (the narrow street also accommodates pedestrian traffic). CWWPA in its submission supported Council's request. However, the proponent has declined to do this. This is just another example of Council planning being flouted by developers. There are four other SEARs applications underway.

Very few Willoughby residents are aware of what is going on here. Council has given little indication of what its reaction to these developments is. CWWPA believes that Council should be making a concerted effort to a) update residents as to what is happening, so they don't first find out when the bulldozers move in, and b) demonstrate some push back to what State Government is encouraging developers to do, contrary to Council's own new planning regulations (which incidentally took years to develop and must have cost a small fortune to update).

In summary, CWWPA would encourage WCC to demonstrate some backbone in dealing with State Government on these SSDs and push back so existing residents' way of life is not made so much more difficult or unpleasant, or destroyed altogether.

Yours sincerely,

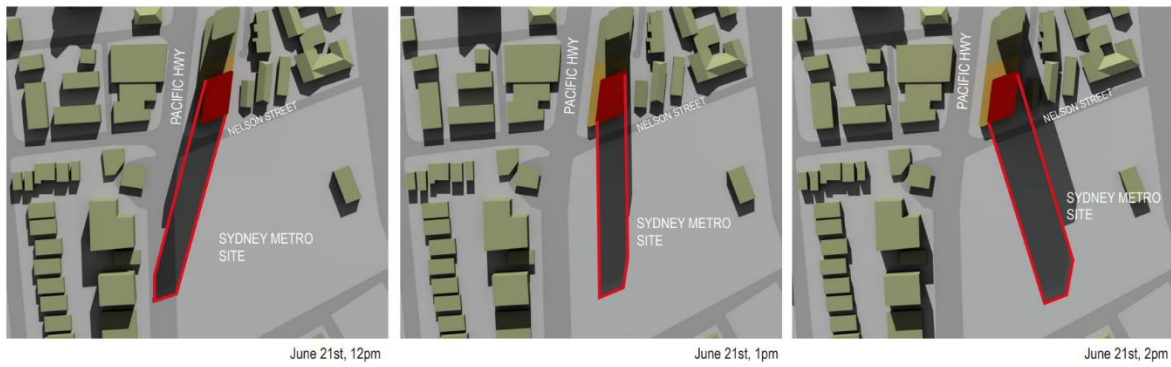
Diana Pryde
President

Attachments:

List of current Willoughby City SSDs (with residential component)
Shadow diagram from 613-622 Pacific Highway DA
CWWPA map (from September 2023) of CBD PPs, DAs, and SSDs

SSD	SSD number	Status	Apt
Novus on Albert - 763-769 Pacific Highway, Chatswood - Build-to-Rent	SSD-59805958	Exhibition ended	198
613-627 Pacific Highway	SSD-73505961	SEARS	136
37 Archer Street, Chatswood	SSD-73277714	Prepare EIS	
845 Pacific Highway Build to Rent	SSD-61559214	Prepare EIS	
410-416 Victoria Avenue, Chatswood Novus build to rent	SSD-63324208	Prepare EIS	257
57-61 Archer St & 34 Albert Ave	SSD-72891212	Prepare EIS	

SOLAR ANALYSIS



613-627 Pacific Highway

New height limit

- 53 m
- 90 m
- 246.8 m AHD (~146 m)

Chatswood CBD - Proposed 53 m, 90 m and 246.8 m AHD zones and known proposed development sites

