

Federation of Willoughby Progress Associations Inc

Meeting: 14 October 2017

Standing Report: CBD Strategy

Issues coming up in the Chatswood CBD:

1) Closure of the Chatswood to Epping rail line for 6 to 9 months

No update since last report (June 2017 meeting)

2) Chatswood CBD Plan

The Chatswood CBD plan was put to council in June 2017 and passed with some adjustments. The major item which affects a number of development proposals in the CBD area was the B3 commercial zoning changes proposed by councilors was not passed.

As such, the planning proposals for “**65 Albert Avenue Chatswood – redevelopment of Mandarin Centre**” and “**45 Victor Street, Chatswood (Old Australia Post Site)**,” will be impacted. Both of these developments were for residential /retail. The zoning on these sites has been reaffirmed B3 “commercial/retail.”

At a briefing to the CWWPA meeting in July the GM of Willoughby Council advised one of these proponents have advised council they will look at a commercial alternative and adjust their planning proposal.

3) 1-5 Railway Street, Chatswood

The lease hold of this site was put out for expressions of interest (this was not owned by the State Government) to the seller by 31 March 2017. From newspaper reports, the leasehold of this site has been sold.

From looking at websites it appears the freehold which is owned by the state government through either Dept of Transport or State Rail (according to offer documents for the sale of the leasehold) has been put up for sale. The following websites worked on 5 October 2017:

- 1) <http://rca.jll.com.au/property-offices-nsw-chatswood-502373914>
- 2) <https://www.propertychat.com.au/community/threads/freehold-interest-for-sale-1-5-railway-st-chatswood-nsw.21467/>
- 3) <https://www.allhomes.com.au/ah/nsw/sale-commercial/1-5-railway-street-chatswood-lower-northern-sydney/1317386779711>

Not sure who is correct, the Minister for Transport or the websites?

Status of Chatswood CBD Planning Proposals and DA's

Developments with Willoughby City Council for assessment

1) Planning Proposal PP-2016/4 – Chatswood Chase (redevelopment)

This is a multi-step process. Currently the Department of Planning on 9 Feb 2017 has determined to change the height and floor space ratio of the sites at 12-14 Malvern Avenue and 5-7 Havilah Street, Chatswood. This was on exhibition until 9 June 2017.

25 Sept 2017 council papers advise this planning proposal was **“approved by council post exhibition.”**

2) Planning Proposal PP2016/7 - 45 Victor Street, Chatswood (Old Australia Post Site)

The council received a Planning Proposal from Mirvac on 22 December 2016 (approx. 50 storey residential development).

Representatives from Mirvac and the land owners of **45 Victor Street, Chatswood (Old Australia Post Site) and 414-416 Victoria Avenue, Chatswood (current Gloria Jeans site)** addressed council on 26 June 2017 regarding the CBD Strategy and probably regarding the rezoning of their site to B4 mixed use (i.e. residential/retail).

The minutes of the council meeting show a motion was put to council by a councilor **“That Council rezone the Post Office site and the Mandarin Centre site to have mixed development zoned B4.”**

This motion was defeated.

25 Sept 2017 council papers advise, regarding this planning proposal, **“proponent considering amendments.”** This is in line with comments from a presentation to CWWPA in July by the GM of WCC.

3) PP 2017/2 - 1-13 Spring Street, 56 Archer Street, 35 Albert Avenue Chatswood

Planning Proposal lodged on 4 September 2017. From what I can work out, this is the entire eastern side of Spring Street between Albert Avenue and Spring place and the Centerlink site. As this is a planning proposal, no other information other than info in council papers on 25 September 2017.

Council description: **“Amend WLEP 2012 to permit use of shop top housing and allow increased height and FSR on the site.”**

I do not quite understand this application, it was lodged after the CBD strategy was approved by council on 26 June 2017 and it talks about shop top housing which is usually residential. However, I believe from the CBD strategy for this whole area is zoned B3 Commercial not B4 mixed use?

Developments with Sydney North Planning Panel

4) DA 2017/157 - 67 Albert Avenue Chatswood – development of second building on site

A DA has been lodged to build a new 16 storey commercial tower (approx. \$48 million) over the current garden area bound by the Sage Building, Mandarin Centre, Sebel Hotel/WCC, Old Sydney Water building, Chatswood Transport Interchange and the Remembrance Garden.

Council papers 25 September 2017 advise this development has been referred to the Sydney North Planning Panel, however, the Sydney North Planning Panel website advises this development has been referred back to council for assessment.

The Sydney North Planning Panel website also advises “Council are engaging an independent consultant to assess the application due to being Council owned land.”

More Information:

http://www.planningpanels.nsw.gov.au/DevelopmentandPlanningRegister/tabid/62/ctl/view/mid/424/JRPP_ID/3359/language/en-US/Default.aspx

5) Planning Proposal-65 Albert Avenue Chatswood – redevelopment of Mandarin Centre

WCC status: **Planning proposal not supported**

Regional Planning Panel: **On Hold** (waiting for more information)

Representatives from Mandarin Development and Urbis addressed council on 26 June 2017 regarding the CBD Strategy and probably regarding the rezoning of their site to B4 mixed use (i.e. residential/retail).

The minutes of the council meeting show a motion was put to council by a councilor “That Council rezone the Post Office site and the Mandarin Centre site to have mixed development zoned B4.”

This motion was defeated.

The current planning proposal for this site would now appear to be not compliant with the CBD Strategy of B3 commercial/retail on this site. This planning proposal is still listed on the pre-gateway site as well as Sydney North Planning Panel site. No decision made as yet, panel is still to consider.

More information:

http://www.planningpanels.nsw.gov.au/DevelopmentandPlanningRegister/tabid/62/ctl/view/mid/424/JRPP_ID/2952/language/en-US/Default.aspx

<http://pgrtracking.planning.nsw.gov.au/ViewPGR.aspx?Mode=V&pgr=164>

6) New DA-DA 2017/300 - 688 & 692 Pacific Highway, Chatswood (next to Chatswood Public School)

Yes, this is just within the CBD boundary.

Proposal: New DA lodged 9 August 2017. Demolition of existing structures and construction of a shop top housing development comprising 2 basement levels of car parking, ground floor commercial tenancy and 37 residential dwellings.

WCC have advised this will be determined by Sydney North Planning Panel, however, it is not on Sydney North Planning Panel website. As the proposed development is \$13 million down from over \$20 million last DA, not sure if it will go to Sydney North Planning Panel, might stay with WCC for approval?

Status: out for notification.

More information:

<https://eplanning.willoughby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=470118>

7) DA 2016/18/A MODIFICATION to DA-2016/18 - 666 Pacific Highway CHATSWOOD NSW 2067, 654 Pacific Highway CHATSWOOD NSW 2067, 1 Freeman Road CHATSWOOD NSW 2067, 2A Oliver Road CHATSWOOD NSW 2067

Yes, this is just within the CBD boundary.

On 22 December 2016 the Sydney North Planning Panel determined this application "Demolition of structures, tree removal and construction of 75 shop top apartments, basement car parking, commercial floor space and associated works."

The modification is for "Modification to approved shop top housing development seeking internal layout alterations/unit reconfigurations, conversion of rooftop communal area into apartments, reducing the total number of shop top housing apartments from 75 to 72, addition of another basement carparking level and associated works."

Status: currently back with council to assess the modification

More information:

http://www.planningpanels.nsw.gov.au/DevelopmentandPlanningRegister/tabid/62/ctl/view/mid/424/JRPP_ID/3501/language/en-US/Default.aspx

DA 2016/18:

<https://eplanning.willoughby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=450663>

DA 2016/18/A

<https://eplanning.willoughby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=469622>

Developments which might be of interest to the FWPA that are currently being considered by Sydney North Planning Panel and are not in the Chatswood CBD area

8) DA 2017/255 - 151-161 Mowbray Road, WILLOUGHBY NSW 2068 - Upgrade of existing facilities at Willoughby Girls High School, landscaping and associated works

The application is proposing removal of the demountable buildings at Willoughby Girls High School and replacing them with:

- * new 3 storey multipurpose building to cater for 1000 students;
- * new multipurpose sport court and spaces;
- * upgrade of existing facilities to be retained; and
- * associated landscaping works

Status: Sydney North Planning Panel to consider this on 22 November 2017.

More information:

http://www.planningpanels.nsw.gov.au/DevelopmentandPlanningRegister/tabid/62/ctl/view/mid/424/JRPP_ID/3444/language/en-US/Default.aspx

9) DA 2017/257 - 151-161 Mowbray Road, WILLOUGHBY NSW 2068 - Upgrade of existing facilities at Willoughby Public School including construction of mixed function buildings and associated works

The application is proposing works at Willoughby Public School including:

- * new 3 storey building with learning spaces for 1200 children;
- * new single storey canteen and amenities;
- * upgrading works of some existing buildings; and
- * landscaping works.

Status: Sydney North Planning Panel to consider this on 22 November 2017.

More information:

http://www.planningpanels.nsw.gov.au/DevelopmentandPlanningRegister/tabid/62/ctl/view/mid/424/JRPP_ID/3445/language/en-US/Default.aspx

10) DA 2017/181 - 989-1015 Pacific Highway ROSEVILLE NSW 2069

This is the old Chatswood to Epping rail link dive site next to 7 Eleven.

What is being proposed:

“Adaptive reuse of heritage building, construction of a mixed use building consisting of seven (7) storeys, 118 residential apartments, commercial tenancies, carparking and associated works.”

Status: currently back with council to assess the DA

More information:

http://www.planningpanels.nsw.gov.au/DevelopmentandPlanningRegister/tabid/62/ctl/view/mid/424/JRPP_ID/3360/language/en-US/Default.aspx

DA 2017/181

<https://eplanning.willoughby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=467414>

11) DA 2017/132 - 1 Broadcast Way, Artarmon (Gore Hill, near Fox Sports building)

Proposal: Development of public utility comprising a ten (10) storey premises consisting of sub-station, depot, offices, warehouse, car parking, landscaping and ancillary and associated works (Development value about \$107 million).

This proposal was registered on Sydney North Planning panel site on 26 April 2017.

Status:

The Sydney North Planning Panel met regarding the proposal on 26 July 2017. The matter was referred back to council for further assessment before a decision is made.

More information:

http://www.planningpanels.nsw.gov.au/DevelopmentandPlanningRegister/tabid/62/ctl/view/mid/424/JRPP_ID/3330/language/en-US/Default.aspx
