

**PETITION BY RESIDENTS OF WEST WARD
OPPOSING THE CURRENT DEVELOPMENT PROPOSAL FOR
688-692 PACIFIC HIGHWAY, CHATSWOOD**

SITUATED BETWEEN CHATSWOOD PUBLIC SCHOOL AND KENNETH
SLESSOR PARK
FOR

*Aqualand Australia's development of two high-rise towers (13 storeys and 7 storeys
inclusive of 2 storey podium)*

We, the undersigned, believe this proposed development is

- (1) **excessive in height**
- (2) **is not compliant** with Council's zoning regulations for this area and
- (3) **destroys Council's strategic plan** for Chatswood CBD development which has consistently maintained the Pacific Highway at Chatswood as a natural boundary to CBD expansion and prevented high rise development to the west.

We call on Council and other responsible bodies to

- (1) uphold the current LEP zoning requirements for this site**
and
- (2) to uphold the long established principle of the Pacific Highway as forming the natural boundary for Chatswood CBD high rise development to the west.**

Signed,

NAME	ADDRESS	SIGNATURE

BACKGROUND

DESTROYS COUNCIL'S STRATEGIC PLAN

The Pacific Highway has always been recognised by Council as the natural boundary for high-rise development in the CBD of Chatswood, and forms a separation from residential areas west of the highway.

For this reason Council regulations (LEP 2012) sets a maximum height of 18 meters (around 4-5 storeys) for this area. This higher tower is 40 metres over 11 storeys). To date Council has prevented the encroachment of Chatswood's CBD high-rise to the west of the Pacific Highway.

Overtuning established height restrictions and zoning controls for such 'spot rezoning' compromises the integrity of Council's strategic planning.

TWO INDEPENDENT REPORTS CAUTION AGAINST

Council commissioned an independent report by Ingham Planning which accompanies this development proposal, which stated:

"the previous approach of allowing the Pacific Highway to provide a natural demarcation between the CBD and its surrounds was sensible, practical and manageable."

and... (Council must consider) *"whether it is an appropriate strategy to permit high rise development of this type on the western side of the Highway and whether it will establish a precedent that will open the doors for other similar developments along the western side of the Highway"*¹

Council commissioned a second report from Kennedy and Associates Architects who advised:

"we think council need to be very careful in their assessment of this development." It...will have immediately redefined the urban character of Chatswood for the entire extent of the highway between at least Freeman Rd and Railway St, and potentially much further." ...

"this is the key urban design question raised by this proposal."

CREATES TUNNEL EFFECT IN VICTORIA AV WEST

These towers will shut in west Victoria Av and obstruct views to the west, blocking afternoon light all the way from the railway station to the Pacific Highway.

- The towers visually dominate the western horizon.
- The towers block the views for existing residents on the east side.
- The towers dominate the grounds of Chatswood Public School.
- The towers create a forbidding "tunnel effect", where at present buildings to the west are unimposing and allow evening light and vistas to the west for commuters.

¹ Kennedy and Associates, Architects' independent report commissioned by Willoughby Council
(All documents quoted are publically available via Willoughby Council's website)