

Draft North District Plan

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Origin of Submission: Email

Organisation name: Willoughby South Progress Association

Organisation type: Community Group

First name: Bob

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Suburb:

Submission content: On behalf of the Willoughby South Progress Association representing the residents of our area, bounded by Walter St, Willoughby Rd, Artarmon Rd, Sydney St, Mowbray Rd, Penshurst St, Oakville Rd, High St, Edinburgh Rd, Eastern Valley Way, Alpha Rd, Sailors Bay Rd, Pendey and Smith Sts, we write to make our submission to the Revised Northern District Plan, attached above.

Number of attachments: 1

WILLOUGHBY SOUTH PROGRESS ASSOCIATION

Secretary:, Willoughby NSW 2068

15th December, 2017

As one of the nine Willoughby City Progress Associations, we write to comment on the Revised Draft North District Plan.

In general we commend the great effort the GSC has put into the development of this and the other Sydney plans. We welcome the initiative to institute an overall planning regime for the Greater Sydney Area. The four themes and ten directions would appear to form a strong and logical basis on which to guide the future development of our city.

We see the GSC as giving us a role in the overall collaborative approach between all levels of government and their instrumentalities.

While not directly commenting on the Northern District Plan, specifically, as a community within the context of the Willoughby City LGA, the following items are ones that concern or impact on us in our day to day lives now and in the future:

1. The preservation of the natural bushland remnants with the LGA. We applaud the aim of providing linkages between bushland areas across Sydney.
2. A focus on the provision of green open spaces. These are becoming scarcer with the continuing population growth within the LGA. One possible location for a new small park would be the section of RMS held land between Walter St and the Gore Hill Freeway. A further opportunity might be the redevelopment of the area behind the Willoughby Rd shops, accessed from Prentice Lane.
3. High value being placed on the preservation of our built environment. Ours is a predominantly single dwelling low rise area with a combination of Federation, California Bungalow and 1920 to 1940s architecture and includes conservation zones that we treat with high regard. We have seen some acceptable upzoning as part of the WLEP 2012 but with some of the recent major residential developments and future ones already identified, by 2021 our local area will have made a substantial contribution to the Willoughby LGA housing target that justifies no further residential upzoning.
4. We endorse the GSC's and WCC's focus on preserving industrial and commercial zoning and extending this where possible. In 2020 we will lose our major employment source, the Channel 9 TV Studio, with its claimed 500+ employees. This will have a major effect on local business.
5. Our commercial centre, focussed around the intersection of Willoughby and Frenchs Rds, is in a dilapidated state. As one of the major entry points into the Willoughby City precinct it lets the city down as a vibrant, modern strategic centre. We look forward to some redevelopment resulting from WCC's Local Centres planning initiative and will be advocating for additional commercial space, rather than residential, above the street level. Willoughby Rd with its heavy traffic makes it

desirable to find alternative open space close to the shops to attract the community and enhance the use of the cafes and restaurants.

6. Commuter parking additions are needed in our area. Willoughby Rd is a major bus transport corridor and with our area being so close to the entry to the Warringah Freeway, and thus the Sydney CBD, our bus stops are a magnet for commuters living outside the area. Current parking space is extremely limited but there may be opportunity to expand the existing within WCC's Local Centres planning. This would be a boon to local residents who feel they are being progressively shut out from on-street parking.
7. Looking outside our area, items that should be considered in the GSC's planning are:
 - a) a substantially upgraded transport interchange at Chatswood
 - b) upgrade of the Pacific Highway through Chatswood/Artarmon including resolution of the major intersections at Fullers Rd and Mowbray Rd
 - c) an addition public high school within Willoughby City, perhaps on the Metro South 'dive site' when the site is vacated
 - d) an enhanced traffic circulation route through and around the Chatswood CBD

We trust this submission will bring up points for consideration in further developing the Northern District Plan.

Best regards,

Bob Taffel
President
WSPA