

WILLOUGHBY PLANNING STRATEGY  
**LOCAL CENTRES URBAN DESIGN  
AND YIELD ANALYSIS**

Interim Stage  
**Submissions Report**

MARCH 2018



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## 1. Introduction

In March 2017, Council exhibited a series of documents for community and stakeholder feedback including:

- **Willoughby Local Centres Position Statement**  
which examined the importance of Willoughby's smaller local centres to provide future local jobs and housing.
- **Willoughby Housing Position Statement**  
which established principles and introduced planning options for the provision of housing in Willoughby over the next 20 years in response to a growing population and changing demographics.
- **Willoughby Industrial Lands Position Statement**  
which identified the important role played by industrially zoned land for future city growth

The results of the exhibition of the above documents were reported back to Council on 26 June 2017 and it was resolved to continue work on each of these planning streams and proceed towards the preparation of a **draft Housing, Local Centres and Industrial Lands Strategies**.

This document discusses feedback following consultation on an interim stage of this work in relation to Local Centres.

It explains the process of how the recent public exhibition was conducted and provides a summary and high level analysis of the feedback received.

## 2. Background

### Willoughby's Local Centres

The network of local centres in the Willoughby City Council area plays an important role in supporting and sustaining the community and has the potential to provide opportunities for additional housing and employment in response to the growth of the City. The Strategic centres of Chatswood and St Leonards are vital in shaping the future of Willoughby being the focus of economic development and higher density residential opportunities in the LGA. However, local centres are also critical for the local economy. They provide opportunities to provide housing choice and help to provide local jobs close to public transport with easy access for residents.

#### *Local Centres Position Statement 2017*

This Position Statement established a set of Principles, and examined the function and character of each of the local centres in the Willoughby Local Government Area. This had regard to metropolitan and local planning objectives and opened the discussion around opportunities for growth in housing and jobs.

The Principles proposed in the Position Statement were:

- To reinforce the important community role played by our local centres, as meeting places, a focus for local shopping, and social cohesion;
- To enhance the distinctive character of local centres and improve the public domain;
- To promote their importance for local employment opportunities and services for the community;
- To promote pedestrian and cycle links in association with improved public domain;
- To respect existing conservation areas and embrace heritage with growth;
- To explore opportunities to stimulate economic investment using Local Approval Policies under the Local Government Act to improve retail and business operations.

These Principles were the subject of community feedback during 2017.

The Local Centres Position Statement also identified the following Local Centres for examination:

- Castlecrag
- Northbridge
- Naremburn (Willoughby Road)
- Artarmon

- High Street
- Victoria Avenue / Penshurst Street East Chatswood (referred to as East Village)
- Penshurst Street and intersection of Mowbray Road / Willoughby Road, North Willoughby

### *Housing Position Statement 2017*

Progress on the Housing Position Statement is linked closely to Local Centres work, with outcomes clearly impacting Council's future Housing Strategy. The Principles underpinning the Position Statement are restated as follows:

- Provide sufficient and well-designed housing for the next 20 years.
- Provide for a mix of housing types to suit various community needs including affordable housing.
- Focus new housing growth in larger centres and areas of medium and high density with access to public transport to protect lower density neighbourhoods.
- Promote community health and wellbeing by locating new housing within walkable access (400m) to transport and other local services and amenities.
- Respect and promote the heritage and environmental qualities of WCC in planning for new housing.

The next stage of both the Local Centres and Housing Position Statements will be draft Willoughby Local Centres and Housing Strategies.

Development of the Local Centres Strategy will assist in informing the Housing Strategy as it is likely that *shop top housing* type development will be a feature of these centres which will contribute to housing growth.

### *Previous Feedback on Position Statements*

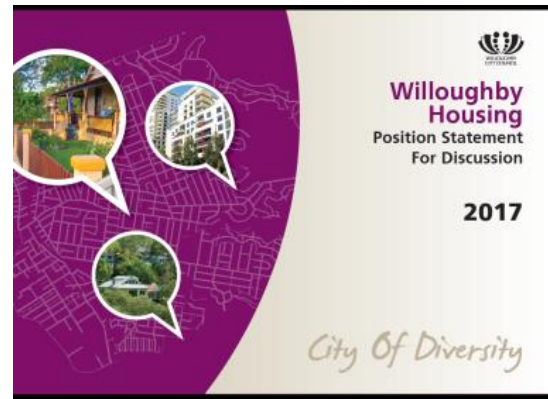
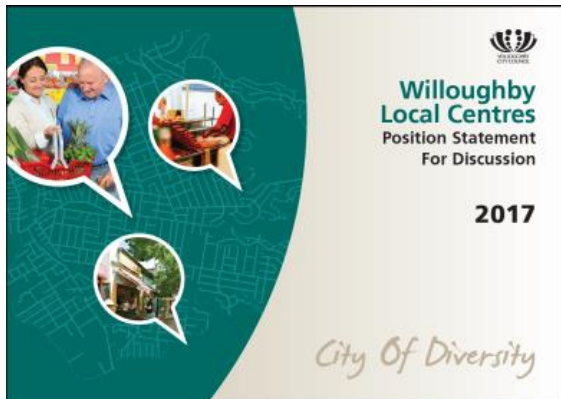
Feedback received in relation to the Position Statements was analysed in a Report prepared for Council by Macquarie University. This can be viewed on Council's website at

<http://www.willoughby.nsw.gov.au/Development/planrules/strategic-land-use/>

In summary, there was strong support to proactively manage the future of local centres across Willoughby, in recognition of the fact that local centres provide a range of employment and services to the community. Feedback supported these areas as places for local employment and agreed that planning and development controls should be sufficiently flexible to promote vibrant centres that meet community needs and allow local commerce to thrive. Less certain from the consultation was support for increasing density around the local

centres. This has reinforced the need for additional consultation and planning consideration regarding the intersection of future housing and local centres planning.

The lack of parking across many of the local centres was frequently mentioned as a concern, with support for improved walking and cycle connections being strong.



### 3. Local Centres –Interim Stage

Following consideration of the feedback on the Local Centres Position Statement, consultants were engaged to provide design and planning advice to Council in relation to the potential for future growth in each centre. A draft study for each centre was produced and included:

- Local context
- Current planning controls and development
- Strengths of the centre
- Challenges of the centre
- Key ideas
- 3 possible development scenarios
- Commentary on Potential Future Character

Consultation in relation to these studies, viewed as an *interim stage* in the work towards a draft Strategy, took place from 18 November 2017 until 31 January 2018.

#### Local Centres Scenarios

As mentioned above, these studies included 3 possible scenarios for each centre to be tested through community consultation to inform delivery of a Draft Local Centres Strategy. The scenario testing included:

1. A complying scenario (under the current / existing planning controls)
2. A mid-range scenario with some growth in density and height
3. A more ambitious scenario showing more growth whilst retaining centre scale and character

#### How We Consulted

The following methods were used to inform the local residential and business communities in each centre of the concept studies and how to provide feedback.

In all, 242 people attended the events, 171 at the drop-ins and 71 at the roundtable workshops (see below).



**Drop in sessions in each centre:**

| <b>Local Centre</b>                                                                    | <b>Venue</b>                                                   | <b>When</b>                               | <b>Number Attended</b>                                                                                              |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Castlecrag                                                                             | Quadrangle Shopping Centre                                     | Sat 18 November 2017<br>10.00am – 12.00pm | 52                                                                                                                  |
| Northbridge                                                                            | Rear of North-bridge Plaza shopping centre                     | Sat 25 November 2017<br>10.00am – 12.00pm | 31                                                                                                                  |
| Naremburn                                                                              | Naremburn Community Centre Meeting Room, Central St, Naremburn | Sat 2 December 2017<br>10.00am – 12.00pm  | 25                                                                                                                  |
| Artarmon                                                                               | Artarmon Library<br>139 Artarmon Rd                            | Sat 9 December 2017<br>10.15am - 12.15pm  | 30                                                                                                                  |
| High Street<br>Victoria Avenue<br>/ Penshurst St<br><br>Penshurst St /<br>Mowbray Road | Uniting Church ,<br>Clanwilliam St,<br>North Willoughby        | Sat 16 December 2017<br>9.00am – 11.00am  | 33<br><br>(Breakdown)<br>8 Penshurst / Mowbray<br>5 Victoria / Penshurst<br>6 High Street<br>14 interested in all 3 |

The drop in sessions provided a posted display of elements of each study including the three scenarios tested, along with copies of the full documentation to take away. Discussions were one on one with consultants and Council staff members. Visitors were advised to make a written submission with their comments.

## Workshops

Local centres business owners were invited to evening workshops in the Council Chambers on the following dates and times:

| Workshop                                                                                    | Date                                  | Number Attended                                                                                                      |
|---------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| Castlecrag                                                                                  | 21 November 2017<br>6.00pm – 7.30pm   | 16                                                                                                                   |
| Northbridge                                                                                 | 23 November 2017<br>6.00pm - 7.30pm   | 11                                                                                                                   |
| Naremburn                                                                                   | 28 November 2017<br>6.00pm - 7.30pm   | 13                                                                                                                   |
| Artarmon                                                                                    | 30 November 2017<br>6.00pm - 7.30pm   | 10                                                                                                                   |
| High Street/<br>Victoria Avenue / Penshurst<br>Street<br>Penshurst Street / Mowbray<br>Road | Tuesday 5 December<br>6.00pm – 8.00pm | 21 total<br>(Breakdown)<br>8 Penshurst / Mowbray<br>5 Victoria / Penshurst<br>5 High Street<br>3 interested in all 3 |

The workshops provided a screen presentation for each centre, highlighting the key issues and scenarios. It was presented by Council staff and the consultants. They included a round table discussion and questions were fielded from invitees regarding the main issues for the centre and the options presented.

### Brochure distribution

A brochure was prepared to publicise the exhibition and included the list of dates and times for drop in sessions. The leaflet was included in Council's November rate notice mail out.



### Mail out

All those who had made a submission to the March 2017 Position Papers exhibition were sent a notification of the current exhibition.

In addition, a focussed mail out was sent to residential properties within 100m of the local centres. The mail out included a letter explaining the purpose of the current exhibition and the leaflet was attached.

A further mail out was distributed to commercial properties within each of the local centres which provided information on the current exhibition and invited them to the evening work-shops.

All Progress Associations, Chambers of Commerce, local schools and churches within the catchment of the local centres were sent an email or letter.

## Local press

Two advertisements were placed in the North Shore Times with details of the dates of the exhibition and a list of the drop in sessions

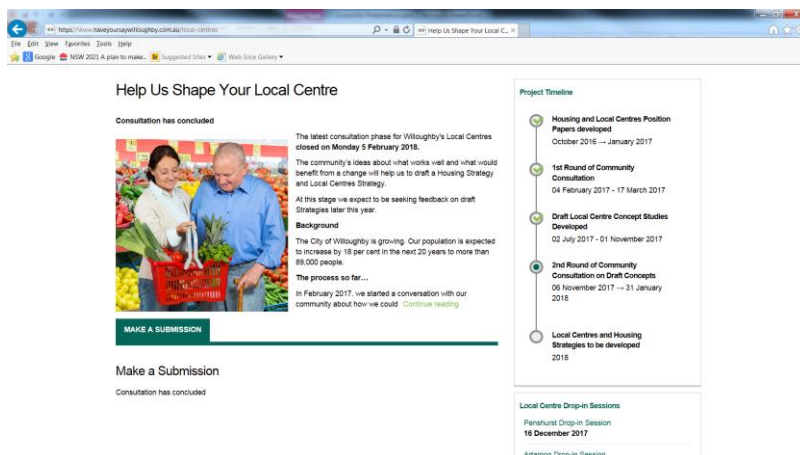
## Better Business Partnership

Staff from the Better Business Partnership (BBP) visited businesses within each of the local centres and provided business owners with personal invitations to the workshops. The BBP staff also distributed a poster (specific to each centre) which advertised the exhibition and drop in sessions. The poster was on show in shop windows of business owners who had agreed to display.

The BBP also had launched the “I love local” Facebook page which linked to the Council’s *Have Your Say* webpage.

## Have Your Say webpage

Council’s *Have Your Say* webpage provided all information regarding the exhibition. It included all the relevant documentation for each centre and an online submission box.



## 4. Responses

The following provides a summary of written responses to the exhibition for each centre. Because the *drop in* sessions were conducted as face to face conversations between attendees and staff, comments were not documented. Instead, visitors were advised to make written submissions.

Attendees of the workshops were also given this advice; however, as the workshops were conducted as plenary discussions, issues raised on the evening were documented.

### General comments for all local centres

There were 192 submissions received, (e-mailed and on Council's website in *Have Your Say*), on this interim consultation phase regarding Local Centres.

Of these submissions, the following were common issues that were raised regardless of the specific centre.

- General consensus that there is a need for revitalisation of local centres
- Resistance to loss of character and scale of centres
- Retain unique village feel and character
- Current parking and traffic issues must be addressed
- Specific retail uses suggested – usually a small anchor supermarket – to boost jobs
- The scale and character of local centres –including heritage is important, (especially shop facades)

## Comments by individual centres

### 1. Castlecrag: 60 submissions



#### WORKSHOP RESPONSES

(21 November 2017): Issues discussed at workshop included:

- Griffin shops subdivision
- Retention of fabric of Griffin Centre
- Traffic constraints into and out of the Castlecrag peninsula
- Owner proposal for Quadrangle Shopping Centre

#### WRITTEN RESPONSES (e-mailed) 10

10 written submissions were received on Castlecrag the majority of which supported the study being undertaken. There was however concern that growth and change could destroy the unique 'feel' of the centre and the study thus far didn't reference the Griffin legacy.

The call for more public open space and careful traffic management was clear.

There was little support for any of the scenarios and suspicion expressed about the process with exhibition over the Christmas period despite being longer than usual.

**HAVE YOUR SAY RESPONSES****50**

50 submissions on *Have Your Say* were received on Castlecrag, most of which supported the Local Centres study. There was, however, considerable resistance to any kind of development that could potentially destroy the unique character of Castlecrag, which is defined by the work of Walter Burley Griffin and highly valued by the community.

There was concern that the Griffin legacy had not been acknowledged in the plans, with most expressing that any development should reflect Griffin principles. Most submissions wanted to retain the Griffin Centre, and there was strong overall objection to any development over 2 or 3 storeys, as this would destroy the existing character of the area. There was also concern about potential overshadowing of properties in The Postern and The Parapet.

While some submissions expressed conditional support for scenario 1, there was little support for scenarios 2 and 3, with most describing these as overdevelopment, and unacceptable. A recurring theme was how additional traffic would be managed at the Edinburgh Rd / Eastern Valley Way intersection, which is already highly congested, as it is the primary access point to Castlecrag. The impact of more traffic was also commonly cited as a concern. Another recurring theme was the need to preserve the history, heritage, and scale of the area, while the need for a quality public square removed from traffic, and more open green space was supported.

Overall, the community does not want Castlecrag to lose its unique character, and wish Griffin design principles to be upheld, expressing strong support for the protection of the Griffin Centre.

**See spread-sheet (Appendix 1).**

***Castlecrag ~ snapshots from submissions:***

***“Castlecrag has a unique history and charm. The proposed changes will modernise the area in a way that is not in line with its current heritage character.”***

***“I think that Walter Burley Griffith would be appalled at a proposed height of up to 5 stories.”***

***“I have looked at the proposals and strongly object to any high rise development of this area under review because it is out of character with a local community and is not in keeping with Walter Burley Griffin's desires for the area.”***

***“We hold strongly that the Griffin Centre is a structure of great historical and cultural significance to Castlecrag having been built in 1924 to plans approved by Griffin in accordance with his express wish that his new suburb should be able to provide basic services locally. It must be preserved.”***

***“I do not want the commercial part of Castlecrag to go the way of many other suburbs and become anonymous.”***

***“For many years Willoughby Council and The Castlecrag Progress Association have worked tirelessly to maintain the integrity of our unique and beautiful suburb. Please apply this same level of scrutiny and dedication to and changes to density and zoning to this concept study.”***

## **2. Northbridge: 23 submissions**



### **WORKSHOP RESPONSES**

(23 November 2017): Issues discussed at workshop included:

- Commercial viability of ground floor businesses in a shop top development
- Long history of issues in Northbridge Plaza car park
- Merits of a town square / green space provision
- Parking
- Critical coordination of height limits and floor space ratio

### **WRITTEN RESPONSES (e-mailed)**      **10**

10 written submissions were received on Northbridge the majority of which supported the study being undertaken. There was also some support for scenarios 2 and 3 to create more density and better through site linkages with a comment that commercial space reduction doesn't support the local jobs objective. There was some concern regarding the proposal to underground the parking area to create ground level open space and a suggestion to extend possible rezoning one block further south on Sailors Bay Rd.

### **HAVE YOUR SAY RESPONSES**      **13**



13 responses were received on *Have Your Say*, the majority of which support local centres work. Mixed use development was generally supported; however, high-rise was generally not supported, with most expressing preference for a lower height limit of 4 storeys, as opposed to 5 or 6 storeys. The majority of submissions supported more open space and more green space, in addition to streetscape improvements, improved bike paths and pedestrian links. The concept of laneways was also supported by the majority. There was overall recognition that more retail diversity was required, with suggestions of a more diverse range of food and dining options. A recurring theme was how existing infrastructure will support further growth, with roads into Northbridge already highly congested during peak hour; for example, on the Suspension Bridge.

***See spread-sheet (Appendix 1).***

***Northbridge ~ snapshots from submissions:***

***“Northbridge is a “Pinch Point” for peak hour traffic. Increasing density will exacerbate this issue”***

***“Where is the mix of vibrant shops and cafes attracting locals? Some thought needs to be put to keeping the mix diverse”***

***“Putting the Council car park underground. This has been talked about for way too long with no action”***

***“Cammeray’s streetscape is much better than Northbridge’s”***

***“ Extension of the zoning on the South side of Sailors Bay Rd to include Baringa Rd between Strathallen Avenue and Nulgarra Ste (needed) for development of Sailors Bay Rd to work”***

***“More open space as community meeting places”***

***“A “hybrid solution” will bring the best result for Northbridge”***

***“All buildings should be of absolutely first class design and construction”***

***“Support a dedicated left hand turn from Sailors Bay Rd into Strathallen Avenue”***

### 3.Naremburn: 25 submissions



#### WORKSHOP RESPONSES

(28 November 2017): Issues discussed at workshop included:

- Small scale supermarket needed such as subterranean at Lane Cove
- Parking issues and resultant viability of businesses
- Too many cafes in the centre need more diversity
- Supporting infrastructure for growth in whole area (reference to Channel 9 site)

#### WRITTEN RESPONSES (e-mailed) 7

7 written submissions were received on Naremburn, the majority of which supported the study being undertaken. The majority expressed a desire to retain the village atmosphere, and to protect the existing shopfronts and heritage of the area. While development to 3 storeys was generally supported, the majority cited overdevelopment as a concern and did not support high-rise. Existing parking was perceived as inadequate and problematic, and should be considered in any future development. Relocating the car park to the rear of the shops and repurposing the space at the front was suggested. The negative impacts on traffic and parking in any future development need to be addressed. Increasing the diversity of shops and services was generally supported, with the inclusion of a small scale supermarket.

**HAVE YOUR SAY RESPONSES****18**

There were 19 *Have Your Say* responses, the majority of which supported the local centres study. The majority of submissions supported scenario 1, and requested a height limit of 3 storeys. Scenarios 2 and 3 were not supported by the majority, as these were perceived as overdevelopment that would erode the character and scale of the area. A frequently cited concern was how additional traffic would be managed with higher density, and how existing infrastructure would cope with further growth. Existing parking was perceived as inadequate to support local businesses, and it is not clear how this will be addressed with further development in any of the scenarios.

One suggestion was to relocate parking to the rear of the shops, and create a public space at the front. Streetscape improvements were supported, such as paving, landscaping, and benches. The majority of submissions expressed strong support for retaining the village character and protecting the existing shopfronts and heritage.

More green spaces and improvements to tree scapes were supported. A greater diversity of shops and services was also generally supported.

***See spread-sheet (Appendix 1).***

***Naremburn ~ snapshots from submissions:***

***“Most would wish for the area to retain its neighbourhood centre”***

***“Strongly against any change to the current character”***

***“Naremburn is ... on a regional cycling route which connects Chatswood and Lane Cove through to North Sydney and the City. It is highly popular.. and any future plans must take this into consideration”***

***“The apparent focus on retail, grocery, banking and post strikes us as out-dated thinking, not in keeping with latest trends in community living. We wonder if there may be more creative alternatives that would make better use of the space and contribute more meaningfully to the community”***

***“The proposals do not expand the residential facilities enough”***

## 4. Artarmon: 37 submissions



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Willoughby Local Centres Project  
Artarmon

### WORKSHOP RESPONSES

(30 November 2017): Issues discussed at workshop included:

- Current viability of Artarmon as a centre
- Council has focused on views of interest groups and not stakeholders.
- What height would be required to make re-development viable
- Mix of uses required – supermarket, bakers, butchers etc
- Parking issues
- need for good design

### WRITTEN RESPONSES (e-mailed)

14

14 written responses were received for Artarmon, the majority of which supported the study. The majority of submissions wanted to retain and protect the existing shop facades and village character, expressing support for upgrading and uplifting the existing shops and improving general amenity in the Village. The majority were opposed to any high-rise development and cited overdevelopment as a concern, as it would undermine the village character of the area. There were expressions to build within the current height limits and to a scale that would complement the existing shop facades. Residential buildings behind the shops should not be impacted in terms of sunlight, and a stepped back building scenario was suggested.

There was wide acknowledgement that the viability of Artarmon shops needed to be addressed. A medium sized supermarket and licenced restaurant was suggested to improve the viability of the Village, while increasing the diversity of shops and services was generally

supported. More open space and streetscape improvements on Hampden Rd, including footpaths were supported, in addition to improvements to the cycling infrastructure. A commonly cited concern was the existing traffic issues along Hampden Rd, and how further development would exacerbate congestion and parking issues. The lack of public toilets was raised.

## **HAVE YOUR SAY RESPONSES**

**23**

There were 23 *Have Your Say* responses to Artarmon, the majority of which supported the local centres study. There was general support for retaining the existing shop facades, and protecting the heritage and local village character of the area, which are valued by the community. Improvements to the Hampden Rd streetscape to make it more pedestrian friendly and green were supported, in addition to more connected and improved cycling infrastructure. Parking along Hampden Rd was commonly cited as problematic along with concern about the negative impacts of development on traffic and parking. A wider range of boutique shops, cafes and restaurants and the removal or relocation of brothels were suggested and supported. There were more concept suggestions than outright support for any of the 3 scenarios, with heritage conservation, height, scale and design all important themes.

**See spread-sheet (Appendix 1).**

### **Artarmon ~ snapshots from submissions:**

***“We need Hampden Road to be rejuvenated with cafes, restaurants and other shops - to make it a destination people want to go to. An urgent upgrade is needed as the place is currently rundown and very unattractive”***

***“There are also far too many brothels in the strip which obviously affects how other businesses and residents feel about the shopping centre.”***

***“Avoid monolithic structures across the length of the street block. Varying building heights and open sight lines between buildings more in keeping with existing residential blocks and green spaces behind retail strip.”***

***“Conservation of existing heritage, and especially Hampden Rd streetscape, should be a priority. Demolition of existing shops with replacement by masonry / glass new construction should not be permitted, as it is contrary to the heritage conservation area principles.”***

***“Major upgrades and rezoning on the Hampden Rd side – why aren’t there any plans for Wilkes Ave?”***

***“Would not be totally opposed to any of the three scenarios”***

***“We need Scenario 4...more aggressive in terms of height, FSR and other factors than Scenario 3”***

## 5.High Street: 15 submissions



### WORKSHOP RESPONSES

(5 December 2017): Issues discussed at workshop included:

- Need to get the right Floor Space Ratio to be viable
- Congestion

### WRITTEN RESPONSES (e-mailed) 3

There were 3 written submissions for High Street, with the majority supporting the local centres study. The majority supported retaining the shopping strip as it is, and did not support increasing density above the shops. More community space was supported by 1 out of the 3 submissions, while all 3 acknowledged that traffic and parking issues should be addressed. Only 1 out of the 3 submissions supported an increase in density and mixed use development.

### HAVE YOUR SAY RESPONSES 12

There were 12 *Have Your Say* responses to High Street, the majority of which supported the local centres study. There was general support for improving pedestrian links and cycleways. The majority of the HYS responses did not support higher density for the centre but would like to see streetscape improvements to the existing strip. Several responses highlighted parking and traffic flow as a current problem and with the provision of more parking spaces being the recommended solution.

***See spread-sheet (Appendix 1).***

***High Street ~ snapshots from submissions:***

***“Like to see more tree scape especially around apartments that needs more greenery especially in hot weather.”***

***“High St shops - the strip is working very well and has a strong community feel. Is at its capacity already and can’t cope with any additional traffic and more density”***

***“The biggest problem for residents now is parking and traffic flow.”***

***“Timed parking must be introduced.”***

***“No high rise, more restaurants”.***

***“We are against any upgrade / proposals to High St shops, we would prefer to leave them as they are as they are always busy, we have everything we need.”***

***“What is needed is a basement carpark...it needs more parking spaces”***

## 6. East Village: 14 submissions



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East Village

### WORKSHOP RESPONSES

(5 December 2017): Issues discussed at workshop included:

- Don't like the name "East Village"
- Parking issues
- Need to go further than Scenario 3

### WRITTEN RESPONSES (e-mailed) (4)

There were 4 written submissions for East Village. All of these submissions supported an increase in FSR for the centre but each with very specific suggestions where exactly in the Centre these increases in FSR should be focussed. Increased and underground parking was suggested in 2 of the submissions. One submission did not like the name "East Village" and considered that "North Willoughby" was a more appropriate name.

### HAVE YOUR SAY RESPONSES (10)

There were 10 *Have Your Say* submissions for East Village. The majority supported improved open space and tree scape improvements. Four of the submissions specifically supported Scenario 3. Problems with parking / traffic congestion were raised a number of times. Several comments stated that the existing shops were struggling.

***See spread-sheet (Appendix 1).***



***East Village ~ snapshots from submissions:***

***“...there are opportunities to mix the old with the new and create interesting spaces for customers and residents”.***

***“..the public parking at these shops is a very big issue..”***

***“...Having the corner of Sydney St & Penshurst St TRIANGLE, would be a great focus for a central community public OPEN space...”***

***“..Remove power lines along Victoria Avenue & Penshurst Street south of Victoria Avenue...”***

## 7. Penshurst St / Mowbray Rd: 14 submissions



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Willoughby Local Centres Project

Penshurst Street

### WORKSHOP RESPONSES

(5 December 2017): Issues discussed at workshop included:

- Currently no cafes – should be more like High Street
- For all 3 scenarios – where would the children go to school?
- Capacity issues at Willoughby Public School

### WRITTEN RESPONSES (e-mailed) (4)

There were 4 written submissions for Penshurst Street / Mowbray Road. Generally, all these submissions supported a change / increase in controls but each had specific suggestions as to what the outcomes should be. More public parking was suggested in one of the submissions.

### HAVE YOUR SAY RESPONSES (10)

There were 10 *Have Your Say* responses to Penshurst Street / Mowbray Road. 3 of the submissions suggested that there needed to be some way of allowing space to expand Willoughby Public School. (This was also mentioned in an e-mail submission). Any changes along with the need for improved infrastructure in the form of parks and improved pedestrian measures was highlighted in a number of submissions. Traffic congestion and parking issues were raised in 6 of the submissions with a couple specifically referring to the intersection at Penshurst St / Mowbray Road as a current congestion problem.

***See spread-sheet (Appendix 1).***

***Penshurst St / Mowbray Rd ~ snapshots from submissions:***

***“..There will be need for further expansion of Willoughby Public school to accommodate more children...”***

***“...No more new dwellings in Penshurst Street until suitable infrastructure is provided, including additional buses in peak hour...”***

***“...Scenario-3 Would be a good concept plan as long as the design is not too big & is not overdevelopment for this area! It is about getting the balance right...”***

## 5. Further issues and next steps

### Other centres not included in this Study and New Centres

#### 4 Written submissions

- **Willoughby South**

In addition to the submissions submitted on the Local Centres above, 2 submissions questioned why Willoughby Road South / Frenchs Road had not been included as part of this study.

- Council has agreed that this area known as Willoughby South, will be included in future work for Local Centres

- **Mowbray – New Centre**

One submission proposed the merits of a new local centre at Lane Cove North referred to as 'Mowbray'

- The area in question is bounded by Mowbray Rd West, Felton Ave, Farran St and Mooney St and the proponents have sought Council's support to examine the potential of this part of the LGA for a new centre.
- This will be examined as part of the ongoing work on Local Centres in particular assessing its merits for inclusion in a future draft Local Centres Strategy.
- **Late submission**  
One late submission favoured the pursuit of Scenario 3 for Artarmon, Naremburn, High St and Northbridge Local Centres

### Next Steps

The feedback contained in this report will inform the next stage of the consultants' work to finalise the Urban Design and Yield Analysis study of Willoughby's Local Centres.

A draft Local Centres Strategy will then be exhibited for further community comment later this year.

# APPENDIX 1 – SUMMARIES OF SUBMISSIONS BY CENTRE

LOCAL CENTRES INTERIM **SCENARIOS** STAGE WRITTEN SUBMISSIONS AND *HAVE YOUR SAY* SUBMISSIONS**Castlecrag (60)**

| SUBMISSION             | Overall support for Local Centres work                                                                    | Protect local character and street-scapes                                                                                                                 | More open space                                                                                                                                                                                                | Improved walking and cycling links                                 | Traffic management improvements and more parking                                                                                | More retail diversity | Support increased height and FSR                                     | Support Scenario 1                                                                                                                                                                                  | Support Scenario 2                                                                                                                                              | Support Scenario 3                                                                                                                            | Concept suggestions                                                                                                                                                                                    | Process or Unrelated |
|------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| CAS 1<br>(and 1181794) | Yes                                                                                                       | Yes<br><br>Current proposals don't reflect Castlecrag character                                                                                           | Yes<br><br>Quality public square away from Edinburgh Rd                                                                                                                                                        | Yes<br><br>Unclear how footpaths will be integrated with scenarios | Yes<br><br>Increased traffic and pressure on public transport                                                                   |                       | Yes                                                                  | No                                                                                                                                                                                                  | Yes<br><br>But Commercial along Postern not supported                                                                                                           | No                                                                                                                                            |                                                                                                                                                                                                        |                      |
| CAS 2                  | In keeping with the heritage of Castlecrag (Griffin principles and heritage emphasised as very important) | Retain Village uniqueness and character. Retain Griffin Centre. Retain original sandstone kerbing. Retain wide street frontage. Retain significant trees. | Yes<br><br>Supports public park. Propose a tall sculpture designed by Bim Hilder would distinguish Castlecrag if situated on the south west corner of the intersection of Edinburgh Rd and Eastern Valley Way. |                                                                    | Wide street frontage on the southern side of Edinburgh Rd must be retained.<br><br>Original sandstone kerbing must be retained. | Yes                   | Any new development should be contained within current height limit. | Yes<br><br>Low scale appropriate. But development of n/w corner of intersection of Edinburgh Rd & Eastern Valley Way not supported. Proposed town houses between Raeburn & Rutland not appropriate. | No<br><br>Plaza proposal appropriate. Should be open to street with Northern aspect. Does not support demolition of Griffin Centre. Tree removal not supported. | No<br><br>Proposed building height not supported. Does not support the demolition of the Griffin Centre, or the removal of established trees. | A public plaza should be incorporated into any redevelopment of shopping centre. Suggests stepped back upper levels above shops within existing height limits.<br><br>Design a 4 <sup>th</sup> option. |                      |

| SUBMISSION | Overall support for Local Centres work                                                                               | Protect local character and street-scapes                                                                                                  | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                  | More retail diversity                                         | Support increased height and FSR                                                                 | Support Scenario 1 | Support Scenario 2                                                                   | Support Scenario 3                                                                   | Concept suggestions                                                                                                                                           | Process or Unrelated                                                         |
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| CAS 3      | Yes                                                                                                                  | Yes<br><br>Existing Village character must be retained.                                                                                    | -               | -                                  | Yes<br><br>Supports traffic calming. Traffic light location could be reviewed.                                                                                    | No<br><br>Cannot be justified as currently 3 shops are vacant | Yes<br><br>But to a max of 2 levels                                                              | -                  | -                                                                                    | -                                                                                    | Supports more apartments above shops, 2 levels max                                                                                                            | WCC Log-in procedure didn't work                                             |
| CAS 4      | Yes<br><br>But does not support significant change                                                                   | Yes<br><br>Ambience of local centre should be retained                                                                                     | -               | -                                  | Yes<br><br>Carparks on Cnr Eastern Valley Way / Edinburgh Rd / Rutland St need upgrading. More spaces are needed.                                                 | -                                                             | Limit to max 3 storeys above street level. Does not support increase in FSR for commercial space | -                  | -                                                                                    | -                                                                                    | Apartments above shops supported with height limits. No apartment construction where existing residential impacted. Suggests Chandler Lane as potential site. | Had some online feedback issues                                              |
| CAS 5      | No<br><br>Castlecrag is a historic precinct of national importance; Griffin legacy not fully recognised in proposal. | Yes<br><br>Retain heritage walkway, statue, plaque, and Griffin Centre. Streetscape very important. Strong emphasis on heritage protection | -               | -                                  | -<br><br>Retain existing car-park (Cnr Edinburgh Rd / The Postern) and sandstone heritage walkway. Development will further exacerbate traffic and parking issues | -                                                             | -                                                                                                | No                 | No<br><br>Opposed to bulk and height of proposal due to concerns with overshadowing. | No<br><br>Opposed to bulk and height of proposal due to concerns with overshadowing. |                                                                                                                                                               | Feels that details of traffic issues and street parking are unclear in plans |

| SUBMISSION | Overall support for Local Centres work                                                                                                                                    | Protect local character and street-scape                   | More open space                            | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                                                                                                                                                                                                    | More retail diversity                                                  | Support increased height and FSR                                                                                        | Support Scenario 1 | Support Scenario 2                                                                  | Support Scenario 3                                                                  | Concept suggestions                                                                                    | Process or Unrelated |
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| CAS 6      | Yes                                                                                                                                                                       | Maintain the Village atmosphere; uphold Griffin principles | Incorporate an open space of up to 800sqm. |                                    | Possible dedication of part of frontage for a 3 <sup>rd</sup> west-bound lane in Edinburgh Rd.<br><br>Increased parking to meet the residential apartment needs                                                                                                                                                                                     | Create higher employment by ensuring better mix of retail and services | Suggests FSR of 2.2:1<br><br>Up to 7 storeys (above Edinburgh Rd) stepping down to residential properties to the south. | -                  | -                                                                                   | Does not support expanding into the conservation zone                               | Has provided concept suggestions for Quadrangle redevelopment.                                         |                      |
| CAS 7      | Proposals have been made without adequate understanding of the importance of the work of Griffin in Castlecrag. The area has gained national recognition – very important | The Griffin Centre has great heritage importance           |                                            |                                    | The scenario diagrams do not indicate the current plan to construct a right turn lane north into Eastern Valley Way.<br><br>The existing street level car park on the Corner of Edinburgh Rd / The Postern is much used by elderly locals.<br><br>This landscaped space has a Burley Griffin statue and plaque. Why demolish it?<br><br>Draft docu- |                                                                        |                                                                                                                         | No                 | No<br><br>Scenario 2 will overshadow existing houses in The Postern and The Parapet | No<br><br>Scenario 3 will overshadow existing houses in The Postern and The Parapet | Where is the community benefit from any of these scenarios? Is benefit to the community or developers? |                      |



| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                                                 | More open space                                    | Improved walking and cycling links | Traffic management improvements and more parking                                                                           | More retail diversity                                                                                                                                                                                             | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3                                                                                           | Concept suggestions                                                                                               | Process or Unrelated                                                                                                                                         |
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|            |                                        |                                                                                          |                                                    |                                    | ments are unclear for details on traffic issues and street parking                                                         |                                                                                                                                                                                                                   |                                  |                    |                    |                                                                                                              |                                                                                                                   |                                                                                                                                                              |
| CAS 8      | No                                     |                                                                                          |                                                    |                                    |                                                                                                                            |                                                                                                                                                                                                                   |                                  |                    |                    |                                                                                                              | The impact of adding such volumes of housing, car parking and more people will have a fundamental negative impact | Lack of community consultation and engagement relating to Castlecrag. Consultation should have been stronger. Being conducted over holiday period is sneaky. |
| CAS 9      |                                        | The precinct needs an upgrade.<br><br>Scenario 3 supported if retain village atmosphere. | Improved green space incorporated into Scenario 3. |                                    | Parking and traffic control must incorporate long term planning and include the right hand turn arrow at the intersection. | Shopping outlets must be suitable for locals: Pharmacy, post office, supermarket, fruiterer, clothing, hairdressers, cafes and restaurants.<br><br>Interim arrangements need to be made during development stage. |                                  |                    |                    | Support Scenario 3 subject to:<br><br>Open space, local character and retail requirements itemised opposite. |                                                                                                                   |                                                                                                                                                              |

| SUBMISSION | Overall support for Local Centres work                   | Protect local character and street-scape                                                                                                | More open space | Improved walking and cycling links                 | Traffic management improvements and more parking | More retail diversity                               | Support increased height and FSR                                                                                                                       | Support Scenario 1                                                                                                                                | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                   | Process or Unrelated                                                                                                                                 |
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| CAS 10     | All the concepts would destroy the suburb's unique feel. |                                                                                                                                         |                 |                                                    |                                                  |                                                     |                                                                                                                                                        | Least damaging to the suburb with it being important to maintain:<br>Traditional shop facades on the north of Edinburgh Rd.<br>The Griffin Centre |                    |                    | There are other areas                                                                                                                                                 | Who paid for the Castle-crag Concept Study?<br><br>Was it funded by the developer?<br><br>Exhibition over summer holidays smells of something fishy. |
| 1100598    | No                                                       | Yes<br><br>Strongly object to any high rise development. Out of character with local community. Not in keeping with Griffin principles. | -               | -                                                  | -                                                | -                                                   | No<br><br>High rise apartments will result in overshadowing. This is of great concern. High density is not sensitive to bird life and animal habitats. | No                                                                                                                                                | No                 | No                 | Please consider the environment and limit building height to 2 storeys so that community feel is not lost and overshadowing is avoided. Consider the needs of nature. |                                                                                                                                                      |
| 1105676    | Yes                                                      |                                                                                                                                         |                 | Yes<br><br>Improve pedestrian and cyclist amenity. |                                                  | Yes<br><br>Provide mixed residential and commercial |                                                                                                                                                        |                                                                                                                                                   |                    |                    | Welcomes concept to have the Quadrangle and Griffin                                                                                                                   |                                                                                                                                                      |

| SUBMISSION | Overall support for Local Centres work                                                                                                                                                                | Protect local character and street-scapes                                                                                                                                            | More open space                                                                                                                                                                            | Improved walking and cycling links                                                                                                   | Traffic management improvements and more parking                                                                                                                                                                                             | More retail diversity                             | Support increased height and FSR                  | Support Scenario 1                                                                                                                                                                            | Support Scenario 2                                                                                                                                      | Support Scenario 3                        | Concept suggestions                                                                                                                                                                                | Process or Unrelated |
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|            |                                                                                                                                                                                                       |                                                                                                                                                                                      |                                                                                                                                                                                            |                                                                                                                                      |                                                                                                                                                                                                                                              | development.                                      |                                                   |                                                                                                                                                                                               |                                                                                                                                                         |                                           | Centre have more interaction with the street frontage and views to the South.                                                                                                                      |                      |
| 1105599    | No<br><br>Finds all the suggestions “repulsive” and “completely without any redeeming factors”. Only supports a small upgrade. Why hasn’t the heritage value of the Griffin Centre been acknowledged? | Yes<br><br>Greatly values Castlecrag’s small community vibe, its heritage, and character. To increase density would be disastrous with only one access point in / out of Castlecrag. | Yes<br><br>But the allocated open space in these proposals is inadequate and will be overshadowed by tall buildings. Will result in wind-blown, cold corridors. More green space required. | Yes<br><br>Improve bike paths and much more open green space. Improved community walkways and linkages to support physical activity. | To increase density will bring more traffic, congestion, and community risk (pedestrian accidents). Already long queues at school pick up / drop off times. Will be exacerbated. How will you manage public transport with increased demand? | -<br><br>Retain small community and village feel  | -                                                 | Yes, if modified.<br><br>Less bulk, more green space, preserve heritage character and community values. Respect heritage of Griffin Centre. More community space to support population growth | No<br><br>All these plans are “overkill” with too much bulk, reduced aesthetic and practical amenity, and streetscape will be ruined with shop changes. | No                                        | Build a small number of units above shopping centre on south side of Edinburgh Rd, but in a completely different way. Please consider character, community values, and the environment. Less bulk. |                      |
| 1109821    | -<br><br>Comments that this project is “not justified                                                                                                                                                 | Yes<br><br>Strongly opposed to increasing density.                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                      | -<br><br>Traffic problems a big concern with any of these 3                                                                                                                                                                                  | -<br><br>Small shops on south side add charm. At- | -<br><br>Opposed to a bulky Chatswood like modern | No                                                                                                                                                                                            | No<br><br>More density will destroy the sub-                                                                                                            | No<br><br>None of these scenarios offer a | Concerned about development creep over                                                                                                                                                             |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                                                                                               | More open space | Improved walking and cycling links      | Traffic management improvements and more parking                                                                                                                      | More retail diversity            | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3                                         | Concept suggestions                                                                                                        | Process or Unrelated |
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|            | or needed".                            | People want to retain the unique Burley Griffin vibe.                                                                                  |                 |                                         | scenarios. Opposed to a bulky building intersection. Intersection already problematic. (traffic pressure). Development will exacerbate this.                          | tracts smaller business tenants. | building progression.            |                    | urb's amenity.     | solution to the intersection issues currently experienced. | time. The intersection issue must be resolved first. No need to bulk up the sub-urb.                                       |                      |
| 1109943    | -                                      | -                                                                                                                                      | -               | -                                       | Additional development will worsen already extremely congested intersection (Edinburgh Rd / Eastern Valley Way). Takes 10-15 mins to get out of CC during peak times. | -                                | -                                | -                  | -                  | -                                                          | -                                                                                                                          | -                    |
| 1118859    | No                                     | Yes<br><br>Any development over 2 storeys will destroy the Village character. We don't want another North-bridge or Cammeray scenario. |                 | Cycling is not an issue or a challenge. | No<br><br>No problems crossing Edinburgh Rd. Parking not difficult. Lane-way is to provide parking access for retail owners.                                          |                                  |                                  | No                 | No                 | No                                                         | Town-houses and shop top housing incompatible with Griffin principles. Overdevelopment will "destroy this local treasure". |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                                                                                                                                    | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                                                                                                                                              | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions | Process or Unrelated |
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| 1132430    | No                                     | Yes<br>Opposed to proposed changes. CC has a unique history and charm, proposals not in line with heritage character. Current community feel valued. Chatswood and Northbridge close enough. | -               | -                                  | -                                                                                                                                                                                                                                                                                             | -                     | -                                | -                  | -                  | -                  | -                   |                      |
| 1132942    | -                                      | Yes<br>Preserve historical importance and unique character of suburb, and Griffin design principles. Quality design is needed.                                                               | -               | -                                  | Increasing shops / apartments would radically affect traffic at main access point. Traffic volume would be unacceptable. Where will residents / patrons of new residential and commercial spaces park? Where is the plan to improve safety on Edinburgh Rd / Eastern Valley Way intersection? | -                     | -                                | -                  | -                  | -                  | -                   |                      |

| SUBMISSION | Overall support for Local Centres work                                                  | Protect local character and street-scene                                                  | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                      | More retail diversity | Support increased height and FSR | Support Scenario 1                                                                                                                                            | Support Scenario 2                                                                                                                                                             | Support Scenario 3                                                                                                                                              | Concept suggestions                                                                                                                                                      | Process or Unrelated |
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| 1144994    | Yes<br><br>But local centres should not be modernized and homogenized as plans suggest. | Yes<br><br>Concerned if shop streetscape on northern side of Edinburgh Rd were to change. | -               | -                                  | -                                                                                                                                     | -                     | -                                | -                                                                                                                                                             | -                                                                                                                                                                              | -                                                                                                                                                               | Development should occur on southern and eastern sides to complement existing buildings and enhance 1950s style vision that makes existing shops distinctive.            |                      |
| 1155826    | Yes                                                                                     | Yes<br><br>Designs currently not in keeping with local character.                         | -               | -                                  | -<br><br>How will increased congestion and additional traffic due to redevelopment be alleviated (Edinburgh Rd?) Already problematic. | -                     | -                                | -<br><br>This scenario results in a loss of public open space. Proposed townhouses not consistent with character. Can land use on Chandler Lane be indicated? | Preferred Scenario subject to:<br><br>No commercial along The Postern. Built form blocks footpath? Clarify land use on the South side of Chandler Lane. Public Plaza should be | -<br><br>Cannot justify 5 storeys. Proposed public space not working. Traffic concerns. 3m set-back to Eastern VW for outdoor dining undesirable / unrealistic. | A quality public square: The Quadrangle is a highly protected and valued public space central to the community. None of the proposals provide this quality public space. |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                                                                                                     | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                                                                | More retail diversity | Support increased height and FSR | Support Scenario 1                                                                                                                    | Support Scenario 2                            | Support Scenario 3                                                                                                                 | Concept suggestions                                                                                    | Process or Unrelated                                                                 |
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|            |                                        |                                                                                                                                                               |                 |                                    |                                                                                                                                                                                                                 |                       |                                  |                                                                                                                                       | a quality public square removed from traffic. |                                                                                                                                    | Provide entirely residential use along Postern.                                                        |                                                                                      |
| 1173445    | -                                      | Yes<br><br>Opposed to 5 storey height limit. Concerned with proposed changes, as they are out of character for the area and ignore Griffin design principles. |                 |                                    | 1 main road for ingress / egress, any changes to population will have major negative impacts on residents and traffic. Parking lot on cnr Edinburgh and The Postern well utilised. Maintain public car parking. |                       |                                  | No<br><br>All three proposals extol the benefits of capturing views to the south. Northern sun is highly valued. Plans don't deliver. | No                                            | No<br><br>Strongly opposed to 5 storeys. Not in keeping with Griffin's design principles which are highly valued by the community. | Proposals don't deliver what the locals want.                                                          | How much consultation was sought with the community before the plans were developed? |
| 1173575    |                                        |                                                                                                                                                               |                 |                                    | Edinburgh / Eastern VW intersection difficult.                                                                                                                                                                  |                       |                                  |                                                                                                                                       |                                               |                                                                                                                                    | Low scale development along Edinburgh Rd appropriate. Medium density along Eastern VW and Raeburn Ave? |                                                                                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                 | More open space                                    | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                   | More retail diversity | Support increased height and FSR                                                     | Support Scenario 1                                                                                                                                                      | Support Scenario 2 | Support Scenario 3                                                                          | Concept suggestions                                     | Process or Unrelated |
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| 1174526    |                                        |                                                           | More tree scapes around apartments would be valued | Yes                                |                                                                                                                                                                    |                       |                                                                                      |                                                                                                                                                                         |                    |                                                                                             |                                                         |                      |
| 1175135    |                                        | Yes<br><br>Retain existing heritage and character of area |                                                    |                                    | Edinburgh Rd main thoroughfare in / out of CC and development will produce more traffic / exacerbate existing issues. Increased traffic will endanger pedestrians. |                       | No<br><br>Building height of 3-5 storeys excessive and out of character for the area |                                                                                                                                                                         |                    | No<br><br>This is a gross overdevelopment and not supported. Out of character with existing | Supports addition of residential apartments above shops |                      |
| 1175556    | Yes<br><br>But within height limits    |                                                           |                                                    |                                    |                                                                                                                                                                    |                       |                                                                                      | Yes but with conditions: Height must be limited and a third storey must be set back from Edinburgh Rd and from eastern edge (specific comments relating to their site). | No                 | No                                                                                          |                                                         |                      |



| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                                                                                                                                        | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR | Support Scenario 1                                         | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                               | Process or Unrelated                                                  |
|------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------|--------------------------------------------------|-----------------------|----------------------------------|------------------------------------------------------------|--------------------|--------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
|            |                                        |                                                                                                                                                                                                  |                 |                                    |                                                  |                       |                                  | Concerns regarding views / overshadowing / general amenity |                    |                    |                                                                                                   |                                                                       |
| 1175725    |                                        |                                                                                                                                                                                                  |                 |                                    |                                                  |                       |                                  |                                                            |                    |                    | Supports shop top apartments                                                                      |                                                                       |
| 1176267    |                                        | Yes<br><br>Does not support any of the proposals. None adequately respects the heritage of the present centre. WB Griffin principles are at the heart of the centre. Heritage must be protected. |                 |                                    |                                                  |                       |                                  |                                                            |                    |                    | Please don't throw away the fruits of over a century of carefully planned small scale development | Consultation inadequate.                                              |
| 1176361    |                                        | Please preserve the Griffin Centre.                                                                                                                                                              |                 |                                    |                                                  |                       |                                  |                                                            |                    |                    |                                                                                                   | Concerned about loss of shopping / services during development phase. |

| SUBMISSION | Overall support for Local Centres work                                                                          | Protect local character and street-scapes                                                                                                                                                     | More open space | Improved walking and cycling links                              | Traffic management improvements and more parking                                          | More retail diversity | Support increased height and FSR | Support Scenario 1                                                                                                                                                                                                    | Support Scenario 2       | Support Scenario 3       | Concept suggestions                                                                                                                                                                                                       | Process or Unrelated |
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| 1178095    | Yes<br><br>Supports retention of mature trees, some redevelopment of residential properties along Chandler Lane | Yes<br><br>Preservation of mature trees important. Retain fine grain character, visual aesthetic of built form, and alfresco dining on Edinburgh Rd. No redevelopment of Griffin Centre site. |                 | Yes<br><br>Supports improved pedestrian and cycling facilities. |                                                                                           |                       |                                  | Conditional support:<br><br>Streetscape to remain recognizable, the redevelopment of the Quadrangle site should be sensitive to community needs and consistent with existing character. Also see concept suggestions. | No<br><br>Not supported. | No<br><br>Not supported. | Additional storeys on structures to north of Edinburgh Rd be stepped back to avoid overshadowing. Retain small parking area behind bus stop between Edinburgh Rd and Chandler Lane. Retain low rise appearance of Village |                      |
| 1178573    | Yes                                                                                                             | Yes<br><br>Very important. Any development must be in keeping with the Village character. Strongly oppose any multi-level developments.                                                       |                 |                                                                 | Concerned about additional traffic generated from large scale development (Edinburgh Rd). |                       |                                  | Supports some aspects but not others:<br><br>Opposed to large scale multi storey residential development of either the Griffin                                                                                        | No                       | No                       | Supports a "sympathetic redevelopment of the Quadrangle". Limited shop top housing. Willing to consider a sensitive redevelopment of                                                                                      |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape               | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                           | More retail diversity | Support increased height and FSR | Support Scenario 1                                                                                                                                         | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                        | Process or Unrelated                                                              |
|------------|----------------------------------------|--------------------------------------------------------|-----------------|------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|            |                                        |                                                        |                 |                                    |                                                                                                            |                       |                                  | Centre or the Quadrangle. Opposes shop top housing on northern side of existing shops. Against redevelopment of residential on north side of Edinburgh Rd. |                    |                    | Griffin Centre. Does not want a result similar to Stocklands Cammeray or Lindfield.                                                        |                                                                                   |
| 1178709    |                                        |                                                        |                 |                                    | Concerned about additional traffic into CC as a result of increasing residential / commercial floor space. |                       |                                  | -                                                                                                                                                          | No                 | No                 |                                                                                                                                            | Benefits of scenarios 2 and 3 are beneficial to a developer and not the residents |
| 1178913    |                                        | Yes<br><br>Existing LEP controls should be adhered to. |                 |                                    | Undesirable increase in traffic if large increase in residential proceeds. Problems will be exacerbated.   |                       | No<br><br>Max height 2 storeys   |                                                                                                                                                            | No                 | No                 | Improvements to the Centre should focus on traffic and parking management, not increased population and facilities and mid-rise buildings. |                                                                                   |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                                                                                  | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR                | Support Scenario 1                                                                                                   | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                     | Process or Unrelated |
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| 1180033    |                                        |                                                                                                                                            |                 |                                    |                                                  |                       | No higher than 3 storeys at the Quadrangle site |                                                                                                                      |                    |                    |                                                                         |                      |
| 1180481    |                                        | Yes<br>Retain the village fabric of Castle-crag. Retain Griffin Centre, and leave it unchanged. Protecting heritage of the area important. |                 |                                    |                                                  |                       |                                                 |                                                                                                                      |                    |                    |                                                                         |                      |
| 1180811    |                                        | Yes<br>Does not support any of the scenarios presented, and feels they are all overdeveloped. Retain village character.                    |                 |                                    |                                                  |                       |                                                 | Supports new street level shops only and only 1 level of units above the shops. Opposes all multi-level development. |                    |                    |                                                                         |                      |
| 1180888    |                                        | Yes<br>Retain Village atmosphere                                                                                                           |                 |                                    |                                                  |                       |                                                 |                                                                                                                      |                    |                    | Development should not be expanded into the shopping strip of Edinb' Rd |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                                                  | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                  | More retail diversity           | Support increased height and FSR              | Support Scenario 1                                                                                                                                                                                                      | Support Scenario 2 | Support Scenario 3 | Concept suggestions | Process or Unrelated                                                  |
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| 1180934    | No                                     | Yes                                                                                                        |                 |                                    |                                                                                                                                                   |                                 |                                               | No                                                                                                                                                                                                                      | No                 | No                 |                     |                                                                       |
| 1181014    |                                        | Yes<br><br>Heritage significance and character must be retained. Careful architectural design is required. |                 |                                    | Public transport provision and the junction between Eastern Valley Way and Edinburgh Road needs to be improved to cope with additional residents. |                                 | Building heights should not exceed 3 storeys. | Conditional support:<br><br>Some higher density housing supported if appropriate to the scale of suburb, surrounding areas and transport links. Existing houses on the Postern should not be impacted by overshadowing. |                    |                    |                     |                                                                       |
| 1181126    | Yes                                    | Yes<br><br>Retain and protect the Castlecrag environs.                                                     |                 |                                    |                                                                                                                                                   | Yes<br><br>Generally supported. |                                               | Conditional support:<br><br>Generous allocation of publicly accessible                                                                                                                                                  |                    |                    |                     | Building form and design outcome must be supported through Design Ex- |

| SUBMISSION | Overall support for Local Centres work                  | Protect local character and street-scapes             | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR      | Support Scenario 1                                      | Support Scenario 2                   | Support Scenario 3                                                   | Concept suggestions                                                                  | Process or Unrelated                                |
|------------|---------------------------------------------------------|-------------------------------------------------------|-----------------|------------------------------------|--------------------------------------------------|-----------------------|---------------------------------------|---------------------------------------------------------|--------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------|
|            |                                                         |                                                       |                 |                                    |                                                  |                       |                                       | space must be provided in any Quadrangle redevelopment. |                                      |                                                                      |                                                                                      | cellence Clause (LEP) and DCP.                      |
| 1181131    |                                                         | Yes<br>Heritage must be preserved                     |                 |                                    | Supporting infrastructure plan required          |                       | Scale must be appropriate to the area |                                                         | No<br>This scenario is overdeveloped | No<br>This scenario is overdeveloped                                 | Changes to zoning / density must take history into account and enhance the community |                                                     |
| 1181197    |                                                         | Yes<br>Preserve the Quadrangle                        |                 |                                    |                                                  |                       |                                       |                                                         |                                      |                                                                      |                                                                                      | Feels that inadequate notice was given to residents |
| 1181208    | Yes                                                     |                                                       |                 |                                    |                                                  |                       |                                       |                                                         |                                      |                                                                      | Supports Quadrangle development                                                      | Feels that inadequate notice was given to residents |
| 1181237    | Yes<br>Open to development within existing LEP controls | Yes<br>Retain character that makes Castlecrag unique. |                 |                                    |                                                  |                       | No                                    | Within existing LEP controls                            | -                                    | No<br>This scenario would destroy the heritage of this unique suburb |                                                                                      |                                                     |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape     | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                 | More retail diversity | Support increased height and FSR      | Support Scenario 1 | Support Scenario 2 | Support Scenario 3                                                                   | Concept suggestions                                                                                  | Process or Unrelated                                    |
|------------|----------------------------------------|----------------------------------------------|-----------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------|--------------------|--------------------|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1181258    | Yes                                    |                                              |                 |                                    |                                                                                                                                                                  |                       |                                       |                    |                    |                                                                                      | Three and four level propositions are a cause for concern. Concerned about potential overdevelopment |                                                         |
| 1181270    |                                        | Yes<br><br>Local character must be retained. |                 |                                    | A lack of information and analysis of infrastructure implications. (Traffic, parking, schools, open spaces). Peak hour traffic exiting CC needs to be addressed. |                       |                                       |                    |                    | No<br><br>This scenario is at odds with retaining the local character of Castle-crag |                                                                                                      | Council needs to do a better job of informing residents |
| 1181397    | Yes                                    |                                              |                 |                                    | Scenarios 2 and 3 fail to address current and future pedestrian / traffic issues along Rutland Ave / Eastern Valley Way / Edinburgh Rd.                          |                       | Scale must be appropriate to the area |                    |                    | No<br><br>Concept study exceeds infrastructure capabilities of the area              |                                                                                                      |                                                         |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                                                                                                                                                        | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                                                                          | More retail diversity | Support increased height and FSR                                    | Support Scenario 1 | Support Scenario 2 | Support Scenario 3                                                                 | Concept suggestions                                                                             | Process or Unrelated                                                                                                                     |
|------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------|--------------------|--------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 1181412    | Yes                                    |                                                                                                                                                                                                 |                 |                                    | Concerned about car park entry being moved to The Postern, and removal from Edinburgh Rd. Flow-on impacts of increased traffic (detailed points made). Edinburgh Rd / Eastern VW intersection – impact analysis required. |                       | Increased height should be kept to the western end along Eastern VW |                    |                    | No<br><br>Concerned about crowding and overshadowing (The Postern and The Parapet) |                                                                                                 | Did not receive any mail notification of the proposal.<br><br>Study did not provide an impact analysis of increased traffic requirements |
| 1181605    |                                        | Yes<br><br>Preserve heritage. The Griffin conservation area is of national and international significance and it would be detrimental to the area to have a massive structure encroaching on it |                 |                                    |                                                                                                                                                                                                                           |                       |                                                                     | Yes                | No                 | No                                                                                 | Building back to The Postern will result in loss of natural heritage in this conservation area. |                                                                                                                                          |



| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                                                                                                 | More open space                              | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                                       | More retail diversity | Support increased height and FSR       | Support Scenario 1                              | Support Scenario 2                                                                                                                   | Support Scenario 3                                                                                                                         | Concept suggestions                                                                 | Process or Unrelated                                                             |
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| 1181711    |                                        | Yes<br><br>Retain distinctive character / feel of Castlecrag                                                                             |                                              |                                    | The streets of Castlecrag are extremely narrow and do not have the capacity to cope with a large scale development such as the second and third models proposed for Castlecrag Centre. |                       | Maintain current development standards |                                                 | No                                                                                                                                   | No                                                                                                                                         |                                                                                     |                                                                                  |
| 1181862    |                                        | Need to protect and maintain the unique attractiveness of the centre for residents.                                                      | Need to retain open spaces for the community |                                    | Need for careful assessment of the traffic generated by different configurations and impacts.<br><br>Require planned vehicle access and egress.                                        |                       |                                        |                                                 |                                                                                                                                      | Does not support commercial and residential up to 5 storeys                                                                                | Need to retain sun traps currently afforded by north facing features of the centre. | Need to involve residents in each stage of the planning and development process. |
| 1181869    |                                        | Castlecrag is internationally documented – all development should enhance these features.<br><br>Griffin Centre should not be demolished |                                              |                                    | Traffic management is a big issue.                                                                                                                                                     |                       |                                        | There should be a public plaza in the new plans | Plaza should face north. 3 storey development should be stepped back on levels 2&3. A 4 <sup>th</sup> storey is too much on a narrow | A new public park to replace the car park on the corner of The Postern is excellent. 5 storeys is unacceptable. Plaza should be north fac- |                                                                                     |                                                                                  |

| SUBMISSION | Overall support for Local Centres work                                    | Protect local character and street-scapes                                                       | More open space                                                                                                                    | Improved walking and cycling links                                                                                                           | Traffic management improvements and more parking                                                                                                                                          | More retail diversity                                                                                         | Support increased height and FSR                                                                                   | Support Scenario 1                                                                     | Support Scenario 2                                                                              | Support Scenario 3                                                                              | Concept suggestions            | Process or Unrelated            |
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|            |                                                                           |                                                                                                 |                                                                                                                                    |                                                                                                                                              |                                                                                                                                                                                           |                                                                                                               |                                                                                                                    |                                                                                        | road                                                                                            | ing. Too many apartments                                                                        |                                |                                 |
| 1181879    | Changes to the shopping precinct are long overdue                         |                                                                                                 |                                                                                                                                    |                                                                                                                                              | Support underground shops and car parking down several levels.<br><br>Overall detailed traffic management plan is necessary.                                                              | More shops in the Quadrangle complex with apartments above to enable older residents to remain in Castlecrag. | Support increase in height of Quadrangle to 3 storeys.<br><br>Allow townhouses at 95-103 Edinburgh Rd to 2 storeys | Difficult to choose any of the scenarios as too little detail.<br><br>Scenario 1 is ok | Difficult to choose any of the scenarios as too little detail.<br><br>Do not favour 4-5 storeys | Difficult to choose any of the scenarios as too little detail.<br><br>Do not favour 4-5 storeys | Recommend a Design competition | Would like further consultation |
| 1182077    | Proposals are totally inconsistent with the low rise nature of Castlecrag | Griffin Centre is the entry point to Castlecrag and should remain without apartments            |                                                                                                                                    |                                                                                                                                              |                                                                                                                                                                                           |                                                                                                               |                                                                                                                    |                                                                                        |                                                                                                 |                                                                                                 |                                |                                 |
| 1182194    |                                                                           | Castlecrag is a unique and special place.<br><br>Griffin centre must be retained and preserved. | A new plaza & community local space with views south has great merit.<br><br>A new public park at the eastern end has great merit. | Sandstone curbing that remains on the original curved roadway of the Postern must be retained. Improve pedestrian safety across Edinburgh Rd | Car access to any new development on should be from Edinburgh Rd as access from the Postern is undesirable<br>Rear lane access to any new development between Raeburn Ave and Rutland St. |                                                                                                               | Any new development must have a maximum height of 3 storeys and the top storey stepped back.                       |                                                                                        |                                                                                                 |                                                                                                 |                                |                                 |
| 1182208    |                                                                           |                                                                                                 |                                                                                                                                    | Access to new development                                                                                                                    | Already a high traffic area and Edinburgh                                                                                                                                                 |                                                                                                               | No more than 4 storeys                                                                                             |                                                                                        |                                                                                                 |                                                                                                 |                                |                                 |

| SUBMISSION | Overall support for Local Centres work                 | Protect local character and street-scape | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                           | More retail diversity                        | Support increased height and FSR                                                                                   | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                     | Process or Unrelated |
|------------|--------------------------------------------------------|------------------------------------------|-----------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------|
|            |                                                        |                                          |                 | needs safe pedestrian access.      | Rd is too narrow. Needs improved access arrangements.<br><br>Edinburgh Rd / Eastern Valley Way intersection is suboptimal – needs a more radical solution. |                                              |                                                                                                                    |                    |                    |                    |                                                                                                                         |                      |
| 1182309    |                                                        |                                          |                 | Pedestrian safety is an issue      | Adding more storeys will significantly increase traffic flows and congestion. Public transport has not been addressed. Car parking is already an issue.    | The centre needs significant revitalisation. | Castlecrag does not need multi storey development at entrance or elsewhere. Completely against Griffin principles. |                    |                    |                    | Rutland Ave should not be re-zoned.                                                                                     |                      |
| 1182493    | No - Completely against a new block of apartments here |                                          |                 |                                    | The area is already a traffic nightmare.                                                                                                                   |                                              |                                                                                                                    |                    |                    |                    | Would be horrible to expand and increase the number of people living here without providing the correct infrastructure. |                      |

| SUBMISSION | Overall support for Local Centres work        | Protect local character and street-scape                                                         | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                     | More retail diversity | Support increased height and FSR  | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                                                                  | Process or Unrelated |
|------------|-----------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------|--------------------|--------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1183434    | There is no need for this in Castle-crag      | This will not add to the village atmosphere of the suburb.                                       |                 |                                    | No resolution for current traffic problems at Eastern Valley Way / Edinburgh Rd – queues at peak time is horrendous. Increased density will not help this situation. |                       |                                   |                    |                    |                    | Do not need another commercial centre at Castle-crag.                                                                                                                                                                |                      |
| 1144994    | Overall options for Castlecrag seem sensible. | Would be concerned if the shop street scape on the northern side of Edinburgh Rd were to change. |                 |                                    |                                                                                                                                                                      |                       |                                   |                    |                    |                    | Would encourage development on the southern and eastern sides to complement existing buildings.<br><br>Willoughby's local centres should not all be modernised and homogenised as the concept plans seem to suggest. |                      |
| 1173575    |                                               |                                                                                                  |                 |                                    | Difficult intersection at Eastern Valley                                                                                                                             |                       | Low scale development along Edin- |                    |                    |                    |                                                                                                                                                                                                                      |                      |

| SUBMISSION      | Overall support for Local Centres work | Protect local character and street-scape | More open space | Improved walking and cycling links | Traffic management improvements and more parking        | More retail diversity | Support increased height and FSR                                                              | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions | Process or Unrelated |
|-----------------|----------------------------------------|------------------------------------------|-----------------|------------------------------------|---------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|---------------------|----------------------|
|                 |                                        |                                          |                 |                                    | Way / Edinburgh Rd must be the key to this local centre |                       | burgh Rd is appropriate. Investigate medium density along Eastern Valley Way and Raeburn Ave. |                    |                    |                    |                     |                      |
| <b>Total 60</b> |                                        |                                          |                 |                                    |                                                         |                       |                                                                                               |                    |                    |                    |                     |                      |

LOCAL CENTRES INTERIM **SCENARIOS** STAGE WRITTEN SUBMISSIONS AND HAVE YOUR SAY SUBMISSIONS**Northbridge (23)**

| SUBMISSION | Overall support for Local Centres work      | Protect local character and street-scapes                                                                                 | More open space                                                                              | Improved walking and cycling links        | Traffic management improvements and more parking                                                                        | More retail diversity                                    | Support increased height and FSR                | Support Scenario 1                                                                               | Support Scenario 2                                          | Support Scenario 3                                                                                | Concept suggestions                                                                                            | Process or Unrelated                         |
|------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| NOR 1      | Yes                                         | Yes                                                                                                                       | Yes<br><br>Suggests small parks, plantings, trees, outdoor seating areas on Sailor's Bay Rd. | Yes<br><br>Make more pedestrian friendly. | Yes<br><br>Suggests underground parking with laneway access. Parking accessibility highlighted.                         | Yes<br><br>More retail diversity required and supported. | -                                               | -                                                                                                | Supported.<br><br>More medium density development required. | Supported<br><br>Supports re-development of housing South side Sailor's Bay Rd: 3-6 storey units. | Modernise centre to reflect demographic. (younger families are increasing in the area).                        | Issues taking community survey.              |
| NOR 2      | Yes<br><br>Previous studies unsatisfactory. | Yes<br><br>Streetscape improvements. More outdoor cafes, shade trees and other plantings. Better architectural standards. | -                                                                                            | -                                         | Yes<br><br>Opposes closure of south end of Bellambi St due to loss of parking. Lack of adequate parking in town centre. | -                                                        | No<br><br>Retain existing Height limits and FSR | Yes<br><br>Maintain existing controls and zoning. Retain Council carpark, but with improvements. | No                                                          | No<br><br>Proposed density unacceptable. Opposed to underground carpark.                          | Streetscape improvements. More outdoor cafes, shade trees and other plantings. Better architectural standards. |                                              |
| NOR 3      | High density development not supported.     | Yes<br><br>Retain local shopping                                                                                          | -                                                                                            | -                                         | Concerns that further development may exacerbate                                                                        | No<br><br>More retail not feasible                       | -                                               | -                                                                                                | -                                                           | -                                                                                                 | More consideration should be given                                                                             | Commended Council staff for a well organised |

| SUBMISSION                                                          | Overall support for Local Centres work                                                           | Protect local character and street-scape                                                | More open space | Improved walking and cycling links                                                                                                 | Traffic management improvements and more parking                                                         | More retail diversity                   | Support increased height and FSR                                                                                                                                                     | Support Scenario 1                                                     | Support Scenario 2                                                                                                                                                                                                   | Support Scenario 3                                                         | Concept suggestions                                                                                                                                                                                                           | Process or Unrelated                                                                                                                                 |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                     |                                                                                                  | centre experience at the Plaza.                                                         |                 |                                                                                                                                    | existing traffic problems.                                                                               | given large turnover of shop ownership. |                                                                                                                                                                                      |                                                                        |                                                                                                                                                                                                                      |                                                                            | before any plans finalised.                                                                                                                                                                                                   | information session on Northbridge Plaza. More publicity was required.                                                                               |
| NOR 4<br><br>(Collective submission by 9 lot owners on Baringa Rd). | Yes<br><br>Supports 20 year vision. Offers potential for lot amalgamation as noted in the study. | Yes                                                                                     | Yes             | Supports creating attractive streetscapes with laneway connections. Suggests facilitating walking connectivity to Flat Rock Gully. | -                                                                                                        | -                                       | Zoning of Southern Northbridge Precinct to 5 storey height to be consistent with development underway at cnr Strathallen Ave and Baringa Rd and other apartments on Sailor's Bay Rd. | -                                                                      | Yes<br><br>Cites possible constraints relating to access to new developments on South side of Sailor's Bay Rd, and solar access / loss of views / privacy impacts to detached dwellings on North side of Baringa Rd. | Yes<br><br>Potential constraints as notes under Scenario 2.                | Would like to see activation of the Southern Northbridge Precinct. Supportive of redevelopment of Plaza and South side of Sailor's Bay if the North side of Baringa Rd is incorporated in matched rezoning. Advantages cited. | Suggests creating density in short walking distance to Plaza / bus services. Capture city views. Facilitate walking connectivity to Flat Rock Gully. |
| NOR 5                                                               | No<br><br>Does not support significant growth in the area due to potential adverse               | Yes<br><br>Retain the Village feel. This should be maintained through low density resi- | -               | -                                                                                                                                  | Yes<br><br>Concept study doesn't deliver in terms of an associated transport infrastructure plan and as- | -                                       | No<br><br>Concerns cited relating to privacy and solar access with increased height.                                                                                                 | No<br><br>Does not indicate replacement of existing car park. Proposed | No<br><br>While car park issues addressed, other issues are ampli-                                                                                                                                                   | No<br><br>Proposed 4 storey residential complex on South side Sailor's Bay | Strongly opposes redevelopment of the Southern Northbridge Precinct. A prerequisite                                                                                                                                           | Increasing density will have adverse impacts relating to privacy, solar access, traffic, noise,                                                      |

| SUBMISSION | Overall support for Local Centres work                                                    | Protect local character and street-scape | More open space | Improved walking and cycling links                                                                              | Traffic management improvements and more parking                                                                    | More retail diversity                                   | Support increased height and FSR                                                                                                                   | Support Scenario 1            | Support Scenario 2                                                                                                           | Support Scenario 3                                                                                                                                                                            | Concept suggestions                                                                                                                                                                              | Process or Unrelated                                                                                                                                       |
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|            | social impacts. Strongly opposes Plaza redevelopment.                                     | dential.                                 |                 |                                                                                                                 | sociated public transport plan. (Increased population, traffic, access issues). Existing carpark should be updated. |                                                         |                                                                                                                                                    | shop top apartments too high. | fied.(privacy, solar access).                                                                                                | Rd would create concrete tunnelling conduit.                                                                                                                                                  | site is to include north side of Baringa Rd into integrated re-zoning with south side of Sailor's Bay Rd.                                                                                        | pollution, etc.                                                                                                                                            |
| NOR 6      | Yes<br><br>The increase in height and density will facilitate the survival of the centre. | -                                        | -               | Yes<br><br>Improve pedestrian access at rear of Sailor's Bay Rd buildings. Similar to Cremorne / Spit Junction. | -                                                                                                                   | Provide some fine grain local retail / dining services. | Yes<br><br>Increase in height and density supported. Suggests an additional height of 2 storeys be provided to create incentive for redevelopment. | -                             | Yes<br><br>Supports new pedestrian / retail link. This will help activate rear of site and improve interface with King Park. | Yes<br><br>Supports additional height to proposed height (i.e. a 6 <sup>th</sup> storey, which should be set back).Questions feasibility of 'redevelopment' sites (e.g. the Crystal Carwash). | Suggests adjacent residential areas could be rezoned for low rise housing. Potential to link up properties at rear of 115-127 Sailor's Bay Rd to activate retail and create additional laneways. | All 3 scenarios result in loss of non-residential floor space. (Calculations provided).This undermines potential for increased jobs in Northbridge Centre. |
| NOR 7      | Yes<br><br>A "hybrid solution" will bring the best result for Northbridge.                | -                                        | -               | -                                                                                                               | Yes<br><br>The 100m stretch of Sailor's Bay Rd between Nulgarra and Pyalla Streets poses substantial traffic        | -                                                       | -                                                                                                                                                  | -                             | -                                                                                                                            | -                                                                                                                                                                                             | Southern side of Sailor's Bay Rd (between Nulgarra and Pyalla St) should be returned to                                                                                                          | Council document was "communicative and thoughtful". Concerned with 6 specific properties on SB Rd                                                         |



| SUBMISSION | Overall support for Local Centres work                                                                                                 | Protect local character and street-scape                                              | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                                       | More retail diversity                                          | Support increased height and FSR                                                                                                                                                                                                                                                                                                                                                                                  | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                                                                                                                                                                                              | Process or Unrelated                                                                                                                                                                                                                                                                                                                                                     |
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|            |                                                                                                                                        |                                                                                       |                 |                                    | and pedestrian risk and should not be exacerbated.                                                                                                                                     |                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |                    |                    | low density. (Reasons cited).                                                                                                                                                                                                                                                                                                                    | (return to low density residential).                                                                                                                                                                                                                                                                                                                                     |
| NOR 8      | <p>Difficult to form a view of the 3 options.</p> <p>None of the 3 options stand out.</p> <p>Needs further community consultation.</p> | Disappointed with the current quality of urban design in Northbridge. Lacks vibrancy. |                 | Improve pedestrian access          | <p>Improve road accessibility out of Northbridge eg exclusive left turn lane onto Strathallen</p> <p>Improve access into and out of car park i.e. Harden &amp; Eastern Valley Way.</p> | Provide a balance between retail and commercial opportunities. | <p>Consider lowering the density on the Eastern boundary adjacent to Harden Ave and increase on the western next to Eastern Valley Way – improves privacy and overshadowing on Harden Ave,</p> <p>Plan for blocking Sailors Bay Rd to Baringa Rd to provide buffer to the south of Baringa Rd.</p> <p>Minimise access from possible new development along the northern side of Baringa Rd and provide setback</p> |                    |                    |                    | <p>Not clear how the Architectus doc relates to other Council / State plans.</p> <p>No way of knowing how the view of different stakeholders are represented in the 3 options.</p> <p>There is no sense of there being a shared vision of how the Local centre will look.</p> <p>Need to understand how the plan achieves a number of issues</p> | <p>Council need to engage the community in a meaningful way.</p> <p>Would like Council to use designed consultation and community engagement approaches to implement good urban design.</p> <p>Need to engage further with community groups to clarify issues.</p> <p>Recommends establishing principles for providing guidance for the preferred built environment.</p> |

| SUBMISSION | Overall support for Local Centres work                                         | Protect local character and street-scape                                                                                      | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                                                 | More retail diversity | Support increased height and FSR                                                               | Support Scenario 1                                    | Support Scenario 2                                    | Support Scenario 3                                                                                                                                                                          | Concept suggestions                                                                                                                                                                          | Process or Unrelated                                                                                                                   |
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|            |                                                                                |                                                                                                                               |                 |                                    |                                                                                                                                                                                                  |                       | design and open space as a buffer at the southern side of Baringa Rd .                         |                                                       |                                                       |                                                                                                                                                                                             | including quality of built form, accessibility and inclusion; Respects the different interests of neighbours living on the boundary of the centre; economic sustainability and productivity. |                                                                                                                                        |
| NOR 9      | Congratulates Council on the initiative but current proposals needs more work. | All buildings should be first class design and construction including green initiatives including solar and vertical gardens. |                 |                                    | Underground car parking must not be the "dungeon" which most / all carparks are. Must be open all sides (except the southern end) and tiled or covered in some product other than grey concrete. |                       | Higher rise should be allowed in Eastern Valley Way dropping down lower towards Harden Avenue. | Proposal is piecemeal and will only last a few years. | Proposal is piecemeal and will only last a few years. | Supports 3 with amendments:<br><br>Extend the zoning on the south side of Sailors Bay Rd to include the north side of Baringa (between Strathallen and Nulgarra). All access should be from |                                                                                                                                                                                              | The owners of the Plaza should be included in all discussions. Other affected property owners should also be involved from the outset. |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                                                                                                                                         | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3                                                                                                                                            | Concept suggestions                                                               | Process or Unrelated |
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|            |                                        |                                          |                 |                                    |                                                                                                                                                                                                                                                                                          |                       |                                  |                    |                    | <p>Baringa Rd into under-ground car parking.</p> <p>Needs to have conformity of design.<br/>#Includes a number of photos of what is good and bad examples</p> |                                                                                   |                      |
| NOR 10     |                                        |                                          |                 |                                    | <p>Needs to be a dedicated left hand turn from Sailors Bay Rd to Strathallen but not at a cost of reducing the 2 existing lanes that are essential for traffic to exit North-bridge from east to west.</p> <p>The corner would need to be splayed , the traffic lights repositioned.</p> |                       |                                  |                    |                    |                                                                                                                                                               | The residents of North-bridge are the critical stakeholders of this concept plan. |                      |
| 1101950    | -                                      | -                                        | Yes<br>Suggests | -                                  | Yes<br>Supports im-                                                                                                                                                                                                                                                                      | -                     | -                                | -                  | -                  | -                                                                                                                                                             | -                                                                                 | -                    |

| SUBMISSION | Overall support for Local Centres work                              | Protect local character and street-scapes                                                                                            | More open space                                                             | Improved walking and cycling links                                                                                                                                   | Traffic management improvements and more parking                               | More retail diversity                                                      | Support increased height and FSR | Support Scenario 1                                                                | Support Scenario 2                | Support Scenario 3 | Concept suggestions                                                                                              | Process or Unrelated |
|------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------|-----------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------|----------------------|
|            |                                                                     |                                                                                                                                      | increasing green / recreational space available to Eastern commercial area. |                                                                                                                                                                      | proving connectivity form Plaza car park to Eastern commercial area.           |                                                                            |                                  |                                                                                   |                                   |                    |                                                                                                                  |                      |
| 1104939    | Yes<br><br>The focus should be on improving the lives of residents. | Yes<br><br>Streetscape ambience needed. Tree coverage needs improving. Solar access valued on the street. Retain existing character. | Yes<br><br>More green spaces required.                                      | Yes<br><br>Supports bike path improvements and pedestrian links.                                                                                                     | Traffic around intersection at saturation point. Opposed to 24 hour clearways. | Yes<br><br>A mix of vibrant shops and cafes is required to attract locals. | No<br><br>No high rise.          |                                                                                   |                                   |                    | Does not support housing above carpark. Focus should be on quality design. Solar panels on all new developments. |                      |
| 1127125    | Yes                                                                 |                                                                                                                                      |                                                                             | Yes<br><br>Supports opening up laneways to provide an alternative for pedestrians to SB Rd. Safe cycleway for kids / families to get to retail centre. Bike parking. |                                                                                |                                                                            | Supports 4 storey height limit.  | Yes<br><br>4 storeys is high enough. Supports green space on north side of plaza. | No<br><br>5 or 6 storeys too high | No                 | Put apart-apartments on south side of Sailor's Bay Rd. Council carpark underground.                              |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                | More open space | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                       | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                     | Process or Unrelated                                                                                       |
|------------|----------------------------------------|----------------------------------------------------------|-----------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|--------------------|--------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| 1141748    | Yes                                    | -                                                        | -               | -                                  | -                                                                                                                                                      | -                     | -                                | -                  | -                  | -                  | -                                                                                                                                                                       | Great ideas; move North-bridge forward and improve the tired, inefficient town centre.                     |
| 1144684    | -                                      | Yes<br>Supports Village feel but concepts don't deliver. | -               | -                                  | Yes<br>Existing infrastructure won't support more growth. Development will result in further congestion on the Suspension Bridge (already at capacity) | -                     | -                                | -                  | -                  | -                  | Current concepts don't deliver because they don't address how existing infrastructure can / will support further growth which will result from development (roads etc.) | States that development will worsen congestion, and concepts don't address supporting infrastructure needs |
| 1144994    | -                                      | -                                                        | -               | -                                  | -                                                                                                                                                      | -                     | -                                | -                  | -                  | -                  | Suggests including retirement housing in concepts.                                                                                                                      |                                                                                                            |
| 1152820    | Yes                                    | -                                                        | -               | -                                  | -                                                                                                                                                      | -                     | -                                | Yes                | Yes                | Yes                | Suggests Ballambi                                                                                                                                                       |                                                                                                            |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space                                                  | Improved walking and cycling links                                | Traffic management improvements and more parking                                                                                  | More retail diversity                | Support increased height and FSR                                                           | Support Scenario 1            | Support Scenario 2            | Support Scenario 3            | Concept suggestions                                                                                                                                                                         | Process or Unrelated                                                   |
|------------|----------------------------------------|------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
|            |                                        |                                          |                                                                  |                                                                   |                                                                                                                                   |                                      |                                                                                            | Supports majority of concepts | Supports majority of concepts | Supports majority of concepts | precinct development be integrated with plans                                                                                                                                               |                                                                        |
| 1164122    | Yes                                    |                                          | Yes<br><br>Supports more open space as community meeting places. |                                                                   | Yes<br><br>Parking is an issue in the area. Suggests public transport solutions should be integrated, not purely parking focused. | Yes<br><br>Food and dining important | Yes<br><br>Supports review of height and FSR to encourage broader mixed-use opportunities. | -                             | Yes                           | Yes                           | Suggests proposed heights of residential can be scaled to match the natural fall of the land in this zone (North-bridge Plaza). Parking in decking arrangement below development supported. | Commends Council for thoughtful presentation and consultation process. |
| 1173542    | -                                      | -                                        | -                                                                | Yes<br><br>Suggests increasing number of spaces to park bicycles. | -                                                                                                                                 | -                                    | -                                                                                          | -                             | -                             | -                             | -                                                                                                                                                                                           | -                                                                      |
| 1174526    | -                                      | -                                        | -                                                                | Yes<br><br>Improve pathways                                       | Yes<br><br>Need to ease congestion.                                                                                               | -                                    | -                                                                                          | -                             | -                             | -                             | Suggests more trees in streetscap                                                                                                                                                           | -                                                                      |

| SUBMISSION | Overall support for Local Centres work                                                                                        | Protect local character and street-scape                                                                                                            | More open space | Improved walking and cycling links                                                                                            | Traffic management improvements and more parking                                                                                                        | More retail diversity | Support increased height and FSR | Support Scenario 1                                                                                                       | Support Scenario 2                                                                                                                                        | Support Scenario 3                                                                      | Concept suggestions                                                                                                        | Process or Unrelated                                                                                                               |
|------------|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
|            |                                                                                                                               |                                                                                                                                                     |                 | and cycleways.                                                                                                                |                                                                                                                                                         |                       |                                  |                                                                                                                          |                                                                                                                                                           |                                                                                         | e, especially around apartments.                                                                                           |                                                                                                                                    |
| 1180708    | Yes<br><br>But feels that concepts don't address liveability, productivity, equity, and sustainability as key outcomes        | -                                                                                                                                                   | -               | -                                                                                                                             | Yes<br><br>Suggests better traffic access in / out of Northbridge should be planned for if density is increased. Suggestions made for specific streets. | -                     | -                                | No<br><br>Concerns relating to overshadowing / privacy in block opposite Plaza (between Sailors Bay Rd and Barringa Rd). | No                                                                                                                                                        | No                                                                                      | Support an internal arcade instead of street front connection between Bellambi St and Harden and shopping centre entrance. | Sustainability not explicitly dealt with (energy, waste, green space). Supports NPA submission. WCC controls should be adhered to. |
| 1181037    | Concepts do not deliver on a number of levels such as providing plans for supporting infrastructure (pre-schools, transport). | Yes<br><br>Does not support increasing density as this will increase pressure on existing infrastructure which is "already stretched to the limit". | -               | Supports concept of laneways but is concerned with delivery access / garbage storage and collection and impact on pedestrians | Northbridge is a "Pinch Point" for peak hour traffic. Increasing density will exacerbate this issue.                                                    | -                     | No                               | No<br><br>Opposed to Scenario 4.2.12: Apartment block development. Will adversely affect pedestrians and residents.      | No<br><br>Scenario 4.2.13: Will result in significant overshadowing of houses / gardens on the south side of proposed apartment block in Sailor's Bay Rd. | No<br><br>Scenario 3 "has no direction or orientation so is meaningless and inadequate" | Development should be concentrated around train lines.                                                                     | Comments that the proposals do not improve Urban Design and questions its purpose.                                                 |

| SUBMISSION      | Overall support for Local Centres work     | Protect local character and street-scape | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions | Process or Unrelated |
|-----------------|--------------------------------------------|------------------------------------------|-----------------|------------------------------------|--------------------------------------------------|-----------------------|----------------------------------|--------------------|--------------------|--------------------|---------------------|----------------------|
| 1181751         | This submission captured via email (NOR 6) |                                          |                 |                                    |                                                  |                       |                                  |                    |                    |                    |                     |                      |
| <b>Total 23</b> |                                            |                                          |                 |                                    |                                                  |                       |                                  |                    |                    |                    |                     |                      |



LOCAL CENTRES INTERIM **SCENARIOS** STAGE WRITTEN SUBMISSIONS AND HAVE YOUR SAY SUBMISSIONS**Naremburn (25)**

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                                           | More open space                                                           | Improved walking and cycling links                                                 | Traffic management improvements and more parking                                            | More retail diversity                                                                    | Support increased height and FSR                        | Support Scenario 1                                                        | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                       | Process or Unrelated |
|------------|----------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------|--------------------|--------------------|-----------------------------------------------------------------------------------------------------------|----------------------|
| NAR 1      | Yes                                    | Yes<br><br>Retain local Village character                                          | -                                                                         | -                                                                                  | Yes<br><br>Current lack of parking doesn't support local visitors                           | Yes<br><br>Retain existing shops. Would like a supermarket and more primary food sources | No                                                      | -                                                                         | -                  | No                 |                                                                                                           |                      |
| NAR 2      | Yes                                    | Yes<br><br>Retain neighbourhood centre                                             | -                                                                         | -                                                                                  | -                                                                                           | Yes<br><br>Village may require a supermarket and other key services to remain viable     | -                                                       | Yes<br><br>But with alterations                                           | No                 | No                 | Create a shopping centre / square / shop top dwellings / underground parking similar to Cammeray scenario |                      |
| NAR 3      | Yes                                    | Yes<br><br>Preserve Village character and ambience. Preserve heritage shop facades | Yes<br><br>Opportunity for more green / open space behind shops. Preserve | Yes<br><br>Ease of use and access (pedestrian walkways). Wider pedestrian walkways | Yes<br><br>Ease of use and access (parking). Re-develop poorly utilised space behind shops. | Yes<br><br>Expand range of services and stores. Preferably no loss of shops              | Yes<br><br>Building height minimised to 3 storeys (max) | Yes<br><br>Multi-storey developments should be resisted as will undermine | -                  | -                  | Development should be sustainable and in keeping with existing style. Shop top housing                    |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                      | More open space    | Improved walking and cycling links                                                                                                                                          | Traffic management improvements and more parking                                                                                                                                                                     | More retail diversity                                                                                                                                          | Support increased height and FSR                                   | Support Scenario 1 | Support Scenario 2                                                        | Support Scenario 3 | Concept suggestions | Process or Unrelated                            |
|------------|----------------------------------------|----------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------|--------------------|---------------------|-------------------------------------------------|
|            |                                        |                                                                | conservation areas |                                                                                                                                                                             |                                                                                                                                                                                                                      |                                                                                                                                                                |                                                                    | village character  |                                                                           |                    | supported           |                                                 |
| NAR 4      | Yes                                    | Yes<br><br>Retain community / Village feel; retain streetscape | Yes                | -                                                                                                                                                                           | Yes<br><br>Concerns with negative impacts on traffic flow and parking resulting from development. Refers to specific streets re: current parking issues. Lack of off-street parking surrounding local centre.        | -<br><br>Questions viability of providing more retail floor space in this location given recent closures and proximity to larger centres. High rents a concern | -<br><br>Scale of development important to suit existing character | -                  | -<br><br>Light and privacy issues for adjoining properties on Glenmore St | -                  |                     |                                                 |
| NAR 5      | Yes                                    | Yes                                                            | -                  | -                                                                                                                                                                           | -                                                                                                                                                                                                                    | -                                                                                                                                                              | -                                                                  | -                  | -                                                                         | -                  | -                   | Supports aged care facility proposal (Rohan St) |
| NAR 6      |                                        |                                                                |                    | Centre is situated on a highly popular, regional cycling route. The cycleway passes through the car park & any future rezoning should take this route into consideration as | Future redevelopment must include complete removal of the car park and the 2 access points off Willoughby Road from the centre and relocation of all parking to the rear of the centre. Access to rear parking to be |                                                                                                                                                                |                                                                    |                    |                                                                           |                    |                     |                                                 |

| SUBMISSION | Overall support for Local Centres work                | Protect local character and street-scape         | More open space                                                       | Improved walking and cycling links          | Traffic management improvements and more parking                             | More retail diversity                                                    | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                              | Process or Unrelated                                                           |
|------------|-------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------|--------------------|--------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
|            |                                                       |                                                  |                                                                       | well as the increased potential for riding. | located to the south of this pedestrian and cycling space.                   |                                                                          |                                  |                    |                    |                    |                                                                                                                                  |                                                                                |
| NAR 7      |                                                       |                                                  |                                                                       |                                             |                                                                              |                                                                          |                                  |                    |                    |                    | Parking area to the front of the shops in the car park could be fenced to stop children running into the parking area.           |                                                                                |
| 1135280    | Yes<br>But development should be limited to 3 storeys | Yes<br>Maintaining the village feel of the area. | No<br>Parkland is not necessary as there are parks and fields nearby. | -                                           | -                                                                            | Yes<br>IGA to be moved to the liquor store space. Request for a butcher. | Yes<br>Limited to 3 storeys.     | .                  |                    |                    | Greater attention should be paid to the tenants and the present retail non-residential reforms. Apartments only on Willoughby Rd | Request for an upgrade of the play equipment and facilities at Naremburn Park. |
| 1137299    | Yes                                                   | -                                                | -                                                                     | -                                           | Yes<br>Transport studies. Increased permeability by use of rear lane access. | Yes<br>A commercial viability study is recommended.                      | -                                | -                  | -                  | -                  | Population change indication should be inclusive of the proposal. Also commercial and                                            |                                                                                |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                           | More open space | Improved walking and cycling links | Traffic management improvements and more parking                           | More retail diversity | Support increased height and FSR     | Support Scenario 1                               | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                             | Process or Unrelated                                                                                                    |
|------------|----------------------------------------|-------------------------------------------------------------------------------------|-----------------|------------------------------------|----------------------------------------------------------------------------|-----------------------|--------------------------------------|--------------------------------------------------|--------------------|--------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
|            |                                        |                                                                                     |                 |                                    |                                                                            |                       |                                      |                                                  |                    |                    | transport studies.                                                              |                                                                                                                         |
| 1142662    | Yes                                    | Yes<br><br>Retaining the current village atmosphere. Building with brick or glass.  | -               | -                                  | -                                                                          | -                     | Yes                                  | Yes                                              | -                  | -                  | To stray away from the clad-ded mall build similar to Crows Nest and Chatswood. | "Some of the photo concepts (e.g. Hawthorn) look quite smart - Do they allow for natural light and air flow and green?" |
| 1156688    | Yes                                    | Yes<br><br>To maintain the overall village community this is currently present.     | -               | -                                  | Yes<br><br>Limiting the proposed development reduces traffic.              | Yes                   | Yes<br><br>Within existing controls. | Yes<br><br>Limited additional residential space. | No                 | No                 | Retain village community feel and limit development to existing controls.       |                                                                                                                         |
| 1158068    | Yes                                    | Yes<br><br>Retaining the village, heritage houses and the community communal place. | -               | -                                  | Yes<br><br>High rise development will bring less parking and more traffic. | -                     | No                                   | Yes                                              | No                 | No                 | Maintaining the community and village similar to as they are now.               |                                                                                                                         |
| 1159839    | No                                     | Yes<br><br>Overdevelopment would not be supported.                                  | -               | -                                  | Yes<br><br>Less development equates to less traffic.                       | No                    | No                                   | No                                               | No                 | No                 | There are not enough schools or local amenities to support development.         |                                                                                                                         |
| 1160293    | Yes                                    | Yes                                                                                 | Yes             | Yes                                | Yes                                                                        | No                    | No                                   | Yes                                              | No                 | No                 | Keep the shops as                                                               |                                                                                                                         |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                                       | More open space                                                         | Improved walking and cycling links                                                               | Traffic management improvements and more parking | More retail diversity                          | Support increased height and FSR                                           | Support Scenario 1                                                                         | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                           | Process or Unrelated |
|------------|----------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------|--------------------|---------------------------------------------------------------------------------------------------------------|----------------------|
|            |                                        |                                                                                                 | Improvement of landscaping.                                             | Upgrading paved areas.                                                                           |                                                  |                                                |                                                                            | Any further development would result in pressure on facilities, parking and local schools. |                    |                    | they are whilst also improving landscaping, paving and benches.                                               |                      |
| 1160858    | No                                     | Yes<br><br>Maintaining the unique character of the area.                                        | -                                                                       | -                                                                                                | -                                                | -                                              | No                                                                         | No                                                                                         | No                 | No                 | Strongly against any change to the current character of the site.                                             |                      |
| 1173664    | No                                     | From an adjacent residential perspective the shops (cafes) can be noisy and heritage is eroded. | .                                                                       | Yes<br><br>Widening the footpath for pedestrian traffic and vegetation would be difficult to do. | The loss of car spaces is not supported.         | Outdoor dining reduces privacy for neighbours. | No<br><br>Would cause shading and excess noise for nearby property owners. | No                                                                                         | No                 | No                 | Key ideas might be suitable for the shops located at 284-316 Willoughby Rd but not for 270-282 Willoughby Rd. |                      |
| 1174526    | Yes                                    | Yes<br><br>Retaining heritage significance.                                                     | Yes<br><br>More tree scapes around apartments. Waterways and fountains. | Yes<br><br>Increase of pathways and cycle ways to ease congestion.                               | -                                                | -                                              | Yes                                                                        | Yes                                                                                        | Yes                | Yes                | An increase of tree scapes, pathways and cycle ways to improve the redevelopment.                             | Recycle Waste        |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                         | More open space          | Improved walking and cycling links                                                                          | Traffic management improvements and more parking                                         | More retail diversity                                                | Support increased height and FSR | Support Scenario 1        | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                               | Process or Unrelated |
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| 1178656    | Yes                                    | Yes<br><br>Retaining the look and feel of the existing site.     | Yes                      | Yes<br><br>The current parking space should be converted to a plaza area with bike routes and pram parking. | No<br><br>Cars are a danger in this space and parking should be relocated.               | Yes<br><br>Return fruit shops, butchers, general store/ supermarket. | -                                | Yes                       | Yes                | No                 | Recommended that access from Willoughby Road for cars to car parking be located to the far south of the shopping centre and Rohan Street made a pedestrian space. |                      |
| 1178941    | No                                     | Yes<br><br>Possibility for a detrimental impact to occur.        | -                        | -                                                                                                           | Yes<br><br>There is not enough parking spaces in the scenarios to support new residents. | -                                                                    | No                               | No                        | No                 | No                 | "The proposals do not expand the residential facilities enough."                                                                                                  |                      |
| 1179251    | No                                     | Yes<br><br>The entire centre should be considered heritage.      | No                       | Yes<br><br>Footpaths are narrow.                                                                            | No                                                                                       | No                                                                   | No                               | No                        | No                 | No                 | The proposals seem to be in the developers interests.                                                                                                             |                      |
| 1180422    | Yes                                    | Yes<br><br>Preservation of local areas and heritage shop fronts. | Yes<br><br>Green Spaces. | Yes<br><br>Widening pedestrian walkways.                                                                    | Yes<br><br>Additional parking spaces the current space is poor at the mo-                | Yes<br><br>Wider range of stores. No further loss of shops.          | No<br><br>Per existing controls. | Yes<br><br>(3 storey max) | No                 | No                 | Overall preservation of village character and ambience.                                                                                                           |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes               | More open space                                                                       | Improved walking and cycling links | Traffic management improvements and more parking          | More retail diversity                                                              | Support increased height and FSR                                  | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                   | Process or Unrelated |
|------------|----------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------|--------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------|
| 1181478    | Yes                                    | Yes<br>Retain the village feel.                         | Yes<br>Outdoor 'al fresco; area' which could be shared amongst cafes and restaurants. | -                                  | Yes<br>Parking is an issue already in the area.           | Yes<br>Improving the selection of shops. EG butcher, grocery and chemist.          | -                                                                 | Yes                | -                  | -                  | Would like to keep as much of Naremburn's landscape as a representation of history.                                   |                      |
| 1181798    | No                                     | Yes<br>To protect the essence of the Naremburn Village. | -                                                                                     | -                                  | Yes<br>Less development to minimise congestion rise.      | No<br>The amount of shops is adequate as there are other retail facilities nearby. | No<br>Increasing housing will mean more traffic and safety issues | No                 | No                 | No                 | Would not support loss of Federation homes for modern apartments..                                                    |                      |
| 1182196    | No                                     | Yes<br>Maintaining the village close knit community.    | -                                                                                     | -                                  | Yes<br>Concerned that development will add to congestion. | -                                                                                  | -                                                                 | -                  | -                  | -                  |                                                                                                                       |                      |
| 1182217    | Yes                                    | Yes                                                     | Yes<br>Greenway laneway.                                                              | -                                  | Yes<br>Basement parking.                                  | Yes<br>Inclusion of a plaza.                                                       | Yes                                                               | -                  | -                  | Yes                | Suggests that balance is the key to this design being successful E'G support decorative translucent acoustic wall and |                      |

| SUBMISSION      | Overall support for Local Centres work | Protect local character and street-scape | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                   | Process or Unrelated |
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|                 |                                        |                                          |                 |                                    |                                                  |                       |                                  |                    |                    |                    | plants to shield noise from freeway.. |                      |
| <b>Total 25</b> |                                        |                                          |                 |                                    |                                                  |                       |                                  |                    |                    |                    |                                       |                      |



LOCAL CENTRES INTERIM **SCENARIOS** STAGE WRITTEN SUBMISSIONS AND *HAVE YOUR SAY* SUBMISSIONS**Artarmon (37)**

| SUBMISSION | Overall support for Local Centres work                                             | Protect local character and street-scape                                                       | More open space     | Improved walking and cycling links | Traffic management improvements and more parking                                                   | More retail diversity                                                          | Support increased height and FSR                                           | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                        | Process or Unrelated                                                                                     |
|------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------|------------------------------------|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------------|--------------------|--------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| ART 1      | Yes<br><br>Supports overall scheme and recognises need for development of Artarmon | Yes<br><br>Retain existing shop facades. High rise development not supported                   | No specific comment | No specific comment                | Yes<br><br>Parking for deliveries and brief stops for shopping awkward on Hampden Rd.              | Yes<br><br>A greater range of shops and services required in Artarmon Village. | No<br><br>High rise development would not complement existing shop facades | No                 | No                 | No                 | Stepped back building as opposed to high rise development. | Unsuccessful in using the WCC website                                                                    |
| ART 2      | -                                                                                  | -                                                                                              | -                   | -                                  | -                                                                                                  | -                                                                              | -                                                                          | -                  | -                  | -                  | -                                                          | Concerns regarding accessibility of plans, delivery of information to public and opportunity to comment. |
| ART 3      | No<br><br>Examples do not deliver in terms of enhancing general amenity            | Yes<br><br>Does not support higher density. Concerns with flow on effects such as road traffic | -                   | -                                  | Yes<br><br>Increased density will further exacerbate local traffic problems. Road safety a concern | -                                                                              | No                                                                         | No                 | No                 | No                 | -                                                          | Could not locate feedback form on website. Feels that consultation was not enough                        |
| ART 4      | Yes                                                                                | -                                                                                              | -                   | -                                  | -                                                                                                  | -                                                                              | Yes                                                                        | -                  | -                  | -                  | More high rise apartment-                                  |                                                                                                          |

| SUBMISSION | Overall support for Local Centres work                                                 | Protect local character and street-scapes                                            | More open space                                          | Improved walking and cycling links                                                                                               | Traffic management improvements and more parking                                                                                                                                            | More retail diversity                                                   | Support increased height and FSR                   | Support Scenario 1                                                | Support Scenario 2 | Support Scenario 3  | Concept suggestions                                                                                  | Process or Unrelated |
|------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------|--------------------|---------------------|------------------------------------------------------------------------------------------------------|----------------------|
|            |                                                                                        |                                                                                      |                                                          |                                                                                                                                  |                                                                                                                                                                                             |                                                                         |                                                    |                                                                   |                    |                     | ments along Hampden Rd                                                                               |                      |
| ART 5      | Yes<br><br>An economically viable development plan is required                         | Yes                                                                                  | -                                                        | -                                                                                                                                | -                                                                                                                                                                                           | -                                                                       | -                                                  | No                                                                | No                 | No specific comment | Rezone Elizabeth St unit block                                                                       |                      |
| ART 6      | Yes<br><br>Expresses resistance to further development. Retain existing size and scale | Yes<br><br>Uplift shopping strip without further development to retain village feel. | Yes<br><br>Open space currently not meeting requirements | -                                                                                                                                | Yes<br><br>Parking and traffic problematic in the area due to over-population.                                                                                                              | -                                                                       | No<br><br>Current height limits should be retained | Yes<br><br>If necessary to develop, retain current height limits. | No                 | No                  |                                                                                                      |                      |
| ART 7      | Yes                                                                                    | Yes<br><br>Please retain heritage facades and improve amenity in the Village         | -                                                        | Yes<br><br>Encourage pedestrian use of Hampden Rd. Improve cycling network between Willoughby local centres and Industrial areas | Yes<br><br>Address traffic issues along Hampden Rd. Access to childcare in Industrial precinct noted. Shuttle service suggested. Opposed to parking restrictions on Eastern side of station | Yes<br><br>A Woolworths or Coles would increase patronage to Hampden Rd | -                                                  | -                                                                 | -                  | -                   | Create a pedestrian friendly Village Green on Hampden Rd side. Lift required in Eastern side of rail |                      |

| SUBMISSION | Overall support for Local Centres work                                                   | Protect local character and street-scapes       | More open space | Improved walking and cycling links        | Traffic management improvements and more parking                                                            | More retail diversity                                                                                                             | Support increased height and FSR                                                                     | Support Scenario 1 | Support Scenario 2 | Support Scenario 3                                             | Concept suggestions                                                                                  | Process or Unrelated                                                     |
|------------|------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------|--------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| ART 8      | Yes<br><br>Downturn in business activity and viability of Village needs to be addressed. | Yes                                             | -               | Yes<br><br>Widen foot-paths on Hampden Rd | Yes<br><br>Improved parking near station lift required. Hampden Rd traffic and parking requires improvement | Yes<br><br>High rents have contributed to loss and downsizing. Village requires a medium size supermarket and licenced restaurant | Yes<br><br>Increase height and density without impacting residential units behind (views / sunlight) | -                  | -                  | -<br><br>A mix of the three scenarios could provide a solution | Accessible community centre needed (Old library site). Poor access to station lift from Eastern side |                                                                          |
| ART 9      | Yes<br><br>Artarmon is no longer a viable local centre                                   | Yes<br><br>Supports retaining village character | -               | -                                         | -                                                                                                           | Yes<br><br>A viable retail precinct should be the goal incorporating a larger supermarket                                         | Yes                                                                                                  | No                 | Possibly           | Possibly                                                       |                                                                                                      |                                                                          |
| ART 10     | Yes                                                                                      | Yes                                             | -               | -                                         | -                                                                                                           | -                                                                                                                                 | -                                                                                                    | -                  | -                  | -                                                              | No more apartments along Hampden Rd                                                                  | Increased littering and train congestion as more people live in Artarmon |
| ART 11     | -                                                                                        | -                                               | -               | -                                         | -                                                                                                           | -                                                                                                                                 | -                                                                                                    | -                  | -                  | -                                                              | -                                                                                                    | Was not aware of submissions deadline and felt uninformed                |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                                                               | More open space                                                   | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                                                           | Process or Unrelated                                                                        |
|------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------|--------------------------------------------------|-----------------------|----------------------------------|--------------------|--------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
|            |                                        |                                                                                                                         |                                                                   |                                    |                                                  |                       |                                  |                    |                    |                    |                                                                                                                                                                                                               | about process.                                                                              |
| ART 12     | -                                      | Proposal that includes Cameron St does not respect scale and character of the heritage area and is an over development. | -                                                                 | -                                  | -                                                | -                     | -                                | -                  | -                  | -                  | Concerns regarding scale of proposed apartment building for Cameron St car park. Car parking would need to be replaced.                                                                                       | Was not informed / aware of Cameron carpark development. Would like opportunity to comment. |
| ART 13     | yes                                    |                                                                                                                         | Explore options for providing open space for the whole community. |                                    |                                                  |                       |                                  |                    |                    | yes                | 1. All designs should provide universal access.<br>2. New Inclusive public toilet should be provided.<br>3. The best scenario for enhancing health should be considered.<br>4. New technologies may mean less |                                                                                             |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space | Improved walking and cycling links                                                                                                                                                                        | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR                                                                                                                                                                                | Support Scenario 1 | Support Scenario 2 | Support Scenario 3                                                                                                                                      | Concept suggestions                                                                                                                                                                                                       | Process or Unrelated |
|------------|----------------------------------------|------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|            |                                        |                                          |                 |                                                                                                                                                                                                           |                                                  |                       |                                                                                                                                                                                                                 |                    |                    |                                                                                                                                                         | <p>parking required in the future.</p> <p>5. Improved pedestrian access should be considered.</p> <p>6. Explore open space options for the whole community.</p> <p>7. Identify potential areas for affordable housing</p> |                      |
| ART 14     |                                        |                                          |                 | <p>Hampden Lane from Brand to Barton would be better as a shared path. Development of Hampden Rd Block between Francis and Broughton should ensure foot-path level is reduced to kerb level, (Need to</p> |                                                  |                       | <p>Outlines on a map specific blocks within 200m of Artarmon Station that should have an FSR of 2:1</p> <p>To encourage block scale development, Hampden Lane should be included in the FSR</p> <p>FSR of 4</p> |                    |                    | <p>Preferred option however towers above podiums should be taller (20 storeys)? And slimmer to lessen impact on views to the apartment to the west.</p> | <p>Block maps included for clarification of suggestions.</p>                                                                                                                                                              |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                                                                                               | More open space | Improved walking and cycling links | Traffic management improvements and more parking          | More retail diversity                       | Support increased height and FSR                                                                                                                                                  | Support Scenario 1 | Support Scenario 2  | Support Scenario 3 | Concept suggestions                                                                                                                                                   | Process or Unrelated |
|------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------|-----------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|            |                                        |                                                                                                                                        |                 | develop entire block in one go).   |                                                           |                                             | could apply to Hampden Rd between Brand and 44 Hampden FSR of 3 between 42 Hampden and Barton Rd. FSR of 3 to block on east side of Hampden between Cleland Rd and 35 Hampden Rd. |                    |                     |                    |                                                                                                                                                                       |                      |
| 1101726    | Yes if it improves standard of shops   |                                                                                                                                        |                 |                                    |                                                           | Too many "low Rent" type shops and brothels |                                                                                                                                                                                   | Yes                | No specific comment | No                 |                                                                                                                                                                       |                      |
| 1102063    |                                        | Would not like Artarmon to have Chatswood character. The study does not clearly differentiate the heritage of Artarmon with Chatswood. |                 |                                    | Yes car parking will be exacerbated if density increases. |                                             | No                                                                                                                                                                                |                    |                     |                    | Do not support supermarket in Artarmon shops- the shopping centre is constrained in terms of traffic, accessibility, trucks and rubbish removal. Supermarket would be |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR                                                                                                                                                              | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                             | Process or Unrelated |
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|            |                                        |                                          |                 |                                    |                                                  |                       |                                                                                                                                                                                               |                    |                    |                    | better placed in the industrial area. Locals patronise the local shops                                                                          |                      |
| 1109362    |                                        |                                          |                 |                                    |                                                  |                       | Increase in residential density (re-zoning from R3) to V1 for the Robert St./Hamden Rd/Palmer St block. This would be common sense from a land use, transport and infrastructure perspective. |                    |                    |                    | Ban , close or relocate the brothels                                                                                                            |                      |
| 1133793    |                                        |                                          |                 |                                    |                                                  |                       |                                                                                                                                                                                               |                    |                    |                    | Council should consider rezoning unit blocks in Elizabeth St (Only 200m from station). Owners support redevelopment but uneconomical at current |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                                       | More open space | Improved walking and cycling links   | Traffic management improvements and more parking                                                                        | More retail diversity                                                                                                     | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                          | Process or Unrelated                                                |
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|            |                                        |                                                                                                 |                 |                                      |                                                                                                                         |                                                                                                                           |                                  |                    |                    |                    | height restrictions                                                                                                                                          |                                                                     |
| 1141768    |                                        |                                                                                                 |                 |                                      | Sufficient parking should be provided if redevelopment of disused library building and council carpark are redeveloped. |                                                                                                                           |                                  |                    |                    |                    | Wilkes Ave shops should be included. Growth could retain heritage character of shop-fronts with shop top above.                                              |                                                                     |
| 1141981    |                                        | Yes<br><br>Very important to protect the existing character. Would prefer to see minor changes. |                 | Support enhanced bicycle facilities. |                                                                                                                         | Artarmon will attract "boutique" shops rather than supermarket because people like to go to Chatswood.                    | No                               | No                 | No                 | No                 |                                                                                                                                                              | Commercial owners are probably behind the proposal for major change |
| 1154508    | yes                                    |                                                                                                 |                 |                                      |                                                                                                                         | Make Hampden Rd a destination people want to go to for cafes, restaurants and fancy shops. Support an anchor supermarket. |                                  |                    | yes                | yes                | Wilkes Ave needs upgrade too- with water feature, nice outdoor furniture, better landscaping. An apartment block on the open space carpark is a good idea so |                                                                     |



| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space | Improved walking and cycling links | Traffic management improvements and more parking                   | More retail diversity               | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                                                                                | Process or Unrelated                              |
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|            |                                        |                                          |                 |                                    |                                                                    |                                     |                                  |                    |                    |                    | long as it is kept below 5 levels and comes with a big upgrade to the Wilkes avenue area, community centre and Elizabeth street. Would also support existing apartment blocks in Elizabeth St to be redeveloped to higher density. |                                                   |
| 1163090    | yes                                    | yes                                      |                 |                                    |                                                                    |                                     |                                  |                    |                    |                    | Would not be totally opposed to any of the three scenarios, though a lot depends on what might be proposed                                                                                                                         | .                                                 |
| 1163112    |                                        |                                          |                 |                                    | There is not ample existing on street parking in Hampden Rd nor is | Yes and brothels are inappropriate. |                                  |                    |                    | yes                | Support scenario 3 but with greater setbacks                                                                                                                                                                                       | Wilkes Ave plaza is working but heritage controls |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                    | More open space | Improved walking and cycling links | Traffic management improvements and more parking                   | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                                                                                                                                                        | Process or Unrelated                                                        |
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|            |                                        |                                                             |                 |                                    | well serviced by buses. Pedestrian crossings are not prioritised.. |                       |                                  |                    |                    |                    | and maximum height restrictions similar to the current property on the southern side of Jersey Rd. The lane behind needs to be retained for access and parking. Any new apartment over the Cameron Ave car-park and redevelopment of the old library should be in keeping with the surrounding properties. | should allow Salvage coffee to have an extendable awning on their property. |
| 1168215    |                                        | Yes -protect community feel, well-being, freedom of choice. | yes             |                                    | yes                                                                |                       |                                  |                    |                    |                    | Safeguard accessibility for elderly, greenery, Avoid ugly buildings, cookie                                                                                                                                                                                                                                |                                                                             |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space                                                | Improved walking and cycling links                               | Traffic management improvements and more parking                                                                                                                                                                                                                                                                                               | More retail diversity       | Support increased height and FSR                                                     | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                             | Process or Unrelated                                                                                                                                                                                                                                                                                                           |
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|            |                                        |                                          |                                                                |                                                                  |                                                                                                                                                                                                                                                                                                                                                |                             |                                                                                      |                    |                    |                    | cutter blocks and ugly buildings like Chatswood |                                                                                                                                                                                                                                                                                                                                |
| 1174399    |                                        |                                          |                                                                |                                                                  |                                                                                                                                                                                                                                                                                                                                                | There are many empty shops. | Need scenario 4- more height and fsr than scenario 3 to make it economically viable. | No                 | No                 |                    |                                                 |                                                                                                                                                                                                                                                                                                                                |
| 1175753    |                                        | Yes- retain the heritage facades.        | Support increased amenity of the village green for pedestrians | Support cycleways between Willoughby /local centres and schools. | <p>More regular shuttle bus between Willoughby and industrial areas.</p> <p>Can the rail substation in the Artarmon Industrial area be used to support access into the area?</p> <p>Also, what can be done to divert off Hampden road future Channel 9 site traffic wanting to access the Freeway?</p> <p>Encourage traffic to the back of</p> | Support supermarket         |                                                                                      |                    |                    |                    |                                                 | <p>More Child care centres should be allowed as they are locating in the industrial area away from transport hubs. Engage with public school to encourage integration with centre. Require a lift on the eastern side of the rail line – inconvenient. Work with NSW government to discourage non locals from using Artar-</p> |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                                | More open space         | Improved walking and cycling links | Traffic management improvements and more parking                           | More retail diversity                                                         | Support increased height and FSR                              | Support Scenario 1                                     | Support Scenario 2 | Support Scenario 3 | Concept suggestions         | Process or Unrelated                                                                                                                                                                                                     |
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|            |                                        |                                                                                          |                         |                                    | Hampden Rd to increase pedestrian use along Hampden Rd.                    |                                                                               |                                                               |                                                        |                    |                    |                             | mon public school.                                                                                                                                                                                                       |
| 1180116    | Yes- existing centre is dying          |                                                                                          |                         |                                    |                                                                            |                                                                               | Support more residential density in the centre than existing. |                                                        |                    | yes                |                             |                                                                                                                                                                                                                          |
| 1180827    |                                        |                                                                                          |                         |                                    |                                                                            |                                                                               |                                                               |                                                        |                    |                    |                             |                                                                                                                                                                                                                          |
| 1181317    |                                        | Yes retain existing height levels and heritage must be protected under all circumstances |                         |                                    | Scenario 2 and 3 will bring more traffic.                                  | Not in need of any increase in retail floor space as Chatswood is close by.   | No<br><br>Opposed to any change in height restrictions        | Yes – Supports a fully compliant version of Scenario 1 | No                 | No                 |                             | I strenuously object to any change to the heritage area and the conditions of that heritage zone, most importantly I object to any changes to the development control over the area selected for the draft consultation. |
| 1181653    |                                        | Yes - facades should be upgraded / painted.                                              |                         |                                    | Parking is already an issue and extra apartments would make amenity worse. | No need for a Woolworths-Artarmon already has 2 good size convenience stores. |                                                               |                                                        |                    |                    |                             |                                                                                                                                                                                                                          |
| 1181785    |                                        | Support improvement to                                                                   | Improve outdoor seating |                                    | Short and medium term parking im-                                          | yes                                                                           | Accept that residential development                           |                                                        |                    |                    | Avoid monolithic structures |                                                                                                                                                                                                                          |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape     | More open space                                                                                                                                                  | Improved walking and cycling links | Traffic management improvements and more parking                                                         | More retail diversity | Support increased height and FSR                                                                                          | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                                                                                                                                                                                                                           | Process or Unrelated |
|------------|----------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|            |                                        | public domain on western side of Hampden Rd, | and eating spaces. Communal open space / open courtyards must be readily accessible and be 'attractive' to visit, ie should be surrounded by shops and services. |                                    | portant to capture 'drop-in' trade and to allow people from outside the area to attend appointments etc. |                       | may be required above the retail / commercial space to make redevelopment proposals attractive to developers / investors. |                    |                    |                    | across the length of the street block. Varying building heights and open sight lines between buildings. Make Hampden Lane a more active retail / eatery precinct? Improve connectivity to Hampden lane. Consider closing Broughton Rd at Hampden Rd and creating open space / mall (for example Lane Cove Mall) Consider footbridge across Hampden Rd from railway to connect |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scapes                                      | More open space                                                                                                                                               | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                       | Process or Unrelated                                                                                                                                                                                                                                                                                                                                                       |
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|            |                                        |                                                                                |                                                                                                                                                               |                                    |                                                  |                       |                                  |                    |                    |                    | further up hill on west side, also bridge link from railway to east side. |                                                                                                                                                                                                                                                                                                                                                                            |
| 1181902    |                                        | Elizabeth St should be limited to 3 storeys and have no more apartment blocks. | Artarmon needs a community centre that focuses on bringing people together in an open green healthy and inviting space like the former Artarmon bowling club. |                                    | Council should provide public car parking        |                       |                                  |                    |                    |                    |                                                                           | Bowling club has the potential to be space used for community gardening and bringing people together who are for sustainability and community. Opportunity to provide apartment dwellers with a green gardening space. Focus on well-being of the body, mind and environment - please consider the Artarmon Bowling Club as a well-being centre for the people of Artarmon |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                        | More open space                         | Improved walking and cycling links                                        | Traffic management improvements and more parking                                                                          | More retail diversity                                             | Support increased height and FSR                                                     | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                            | Process or Unrelated                                                                                                                                             |
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|            |                                        |                                                                 |                                         |                                                                           |                                                                                                                           |                                                                   |                                                                                      |                    |                    |                    |                                                                                                                | and Willoughby.                                                                                                                                                  |
| 1182011    |                                        | Building heights proposed will ruin the character of the suburb |                                         |                                                                           |                                                                                                                           |                                                                   |                                                                                      |                    |                    |                    | Don't like development in the Cameron street carpark                                                           |                                                                                                                                                                  |
| 1182091    |                                        | yes                                                             |                                         |                                                                           |                                                                                                                           |                                                                   |                                                                                      |                    |                    |                    |                                                                                                                | Object to Cameron St car park being included in the scenarios. Apartments will irrevocably change the character of the street and is against the heritage zoning |
| 1182167    | Yes                                    | Yes<br><br>Conservation of existing heritage – Hampden RD.      | -                                       | Yes<br><br>Reducing Hampden Rd to 3 lanes to allow for footpath widening. | Yes<br><br>There is currently limited parking at Reserve Road which causes congestion behind the shops on Broughton Road. | Yes<br><br>Does not want the site to turn into the Zetland shops. | Yes<br><br>Height restrictions to coincide with the height of the heritage building. | Yes                | No                 | No                 | Heritage conservation is the most important aspect. Suggestions made to differentiate Artarmon from Chatswood. |                                                                                                                                                                  |
| 1184710    | Yes                                    | Yes<br><br>Maintain heritage and local charac-                  | Yes<br><br>Promote more living space as | Yes<br><br>Walking and cycling is a fantastic                             | Yes<br><br>Lowering the speed limit through the                                                                           | -                                                                 | Yes<br><br>Promote more living space as                                              | -                  | -                  | -                  | To listen to residents and local shop keepers.                                                                 | Design and promote Car Share. Requests more information                                                                                                          |

| SUBMISSION      | Overall support for Local Centres work | Protect local character and street-scape | More open space                     | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR    | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions | Process or Unrelated                     |
|-----------------|----------------------------------------|------------------------------------------|-------------------------------------|------------------------------------|--------------------------------------------------|-----------------------|-------------------------------------|--------------------|--------------------|--------------------|---------------------|------------------------------------------|
|                 |                                        | ter of the site.                         | well as space for local businesses. | feature which should be promoted.  | shopping precinct to 30km/h or 40km/h.           |                       | well as space for local businesses. |                    |                    |                    |                     | and consultation throughout the process. |
| <b>Total 37</b> |                                        |                                          |                                     |                                    |                                                  |                       |                                     |                    |                    |                    |                     |                                          |

## LOCAL CENTRES INTERIM SCENARIOS STAGE WRITTEN SUBMISSIONS AND HAVE YOUR SAY SUBMISSIONS

### High Street (15)

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions | Process or Unrelated |
|------------|----------------------------------------|------------------------------------------|-----------------|------------------------------------|--------------------------------------------------|-----------------------|----------------------------------|--------------------|--------------------|--------------------|---------------------|----------------------|
| HIGH 1     | Yes<br>Overall con-                    | Yes<br>Increasing                        | -               | -                                  | Yes<br>Current traffic                           | -                     | No<br>Does not                   | No                 | No                 | No                 |                     |                      |



| SUBMISSION | Overall support for Local Centres work                                        | Protect local character and street-scape                             | More open space                 | Improved walking and cycling links | Traffic management improvements and more parking                                                                                                                                     | More retail diversity                                                      | Support increased height and FSR                              | Support Scenario 1  | Support Scenario 2  | Support Scenario 3  | Concept suggestions                                                                                                                         | Process or Unrelated |
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|            | sensus is that High St shops should remain unchanged                          | density above High St shops not supported. Retain existing character |                                 |                                    | and parking issues recognised as problematic                                                                                                                                         |                                                                            | support high rise apartments above High Street shops          |                     |                     |                     |                                                                                                                                             |                      |
| HIGH 2     | Yes<br><br>Zoning and development controls should be highly progressive       | Yes<br><br>Active streetscapes                                       | Yes<br><br>More community space | Yes                                | Yes<br><br>A need for parking improvements which are convenient , flexible and user friendly                                                                                         | Yes<br><br>Supports rezoning of adjoining lands for commercial development | Yes<br><br>Supports increased height limits and increased FSR | No specific comment | No specific comment | No specific comment | Supports mixed use development at appropriate scale that will uplift local centres                                                          |                      |
| HIGH 3     | Yes<br><br>Does not support the proposals for High Street.                    | Yes<br>Current strip is working well and at capacity.                |                                 |                                    | Does not support additional traffic.<br><br>Suggest a median barrier into the exit (High St Markets parking) be investigated.<br><br>Restrict cars turning right into Glover Street. |                                                                            | Does not support additional density                           |                     |                     |                     | Council will get a major backlash from residents if they change High St shopping Village.<br><br>Main focus should be Penshurst / Victoria. |                      |
| 1107384    | Yes<br><br>No major changes, however, support for non-residential FSR growth. | Yes<br><br>Maintaining/retaining local character.                    | -                               | -                                  | -                                                                                                                                                                                    | Yes<br><br>Suggested increase of restaurants.                              | No<br><br>Against high rise developments.                     | Yes                 | No                  | No                  | Interest in the increase of restaurants within the site.                                                                                    |                      |
| 1144994    | Yes                                                                           | Yes                                                                  | -                               | -                                  | -                                                                                                                                                                                    | Yes                                                                        | Yes                                                           | Yes                 | Yes                 | Yes                 | An inclusion of an ice                                                                                                                      |                      |

| SUBMIS-<br>SION | Overall sup-<br>port for Local<br>Centres work                  | Protect<br>local charac-<br>ter and street-<br>scape                                                                | More<br>open<br>space                                                                                                                                                                                   | Improved<br>walking and<br>cycling<br>links | Traffic man-<br>agement<br>improve-<br>ments and<br>more parking                                                                                 | More retail<br>diversity                            | Support<br>increased<br>height and<br>FSR                                      | Support<br>Scenario<br>1                                                                                                             | Support<br>Scenario<br>2 | Support<br>Scenario<br>3 | Concept<br>sugges-<br>tions                                                                                                                                                                                                                                            | Process<br>or Unre-<br>lated |
|-----------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|                 |                                                                 | Acknowl-<br>edgement of<br>former uses of<br>the site.                                                              |                                                                                                                                                                                                         |                                             |                                                                                                                                                  | Concept of<br>Ice works.                            | Agreement<br>with all sce-<br>narios.                                          |                                                                                                                                      |                          |                          | works rink<br>has been<br>noted.                                                                                                                                                                                                                                       |                              |
| 1148319         | Yes                                                             | Yes<br><br>Retaining the<br>character of<br>the Southern<br>block.                                                  | Yes<br><br>Incorporat-<br>ing a<br>greened/p<br>ark pedes-<br>trian facili-<br>ty by<br>blocking of<br>the High<br>Street end<br>of Alexan-<br>der Street<br>between<br>the two<br>developed<br>blocks. | Yes<br><br>Pedestrian<br>facilities.        | Yes<br><br>Issues with<br>parking and<br>traffic viewed<br>as the biggest<br>problem.<br>Timed Parking<br>has been<br>requested.                 | No                                                  | No<br><br>No support<br>for high rise<br>additions to<br>the site.             | Yes<br><br>Improve-<br>ment of<br>overall architec-<br>ture to be<br>similar to<br>that of the<br>southern<br>blocks in<br>the site. | No                       | No                       | Suggests<br>not overde-<br>veloping<br>High Street<br>by retaining<br>the 3 storey<br>controls.<br>Calls for a<br>parking<br>reform<br>(timed park-<br>ing) to coin-<br>cide with<br>current traf-<br>fic flow is-<br>sues and<br>improve-<br>ment of<br>architecture. |                              |
| 1149057         | No<br><br>The centre<br>should be left<br>unchanged.            | Yes<br><br>Protecting the<br>'strong com-<br>munity feel' of<br>the current site<br>as it is func-<br>tioning well. | -                                                                                                                                                                                                       | -                                           | Yes<br><br>Median barrier<br>into the exit of<br>the High St<br>Markets Park-<br>ing. Restriction<br>of cars turning<br>right onto<br>Glover St. | No                                                  | No<br><br>The site is<br>currently<br>working well.                            | No                                                                                                                                   | No                       | No                       | Adding a<br>median<br>barrier on<br>the exit of<br>the market<br>parking.                                                                                                                                                                                              |                              |
| 1149067         | No<br><br>The High St<br>shops should<br>remain un-<br>changed. | Yes<br><br>Current centre<br>has a strong<br>community<br>feel.                                                     | -                                                                                                                                                                                                       | -                                           | -                                                                                                                                                | No<br><br>The centre<br>is already<br>working well. | No<br><br>Suggests<br>that the<br>street scape<br>is currently<br>at capacity. | No                                                                                                                                   | No                       | No                       | Negative to<br>change as<br>the current<br>is working<br>well and is<br>viewed to be<br>at capacity<br>without any<br>scope for an<br>increase in                                                                                                                      |                              |

| SUBMISSION | Overall support for Local Centres work          | Protect local character and street-scape           | More open space | Improved walking and cycling links | Traffic management improvements and more parking                    | More retail diversity | Support increased height and FSR                                         | Support Scenario 1                                                                             | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                                                  | Process or Unrelated                                                                                                                                                           |
|------------|-------------------------------------------------|----------------------------------------------------|-----------------|------------------------------------|---------------------------------------------------------------------|-----------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1149660    | -                                               | -                                                  | -               | -                                  | -                                                                   | -                     | -                                                                        | -                                                                                              | -                  | -                  | density.                                                                                                                                                                                             | The car park is privately owned and the owners would like to be involved in the consultation process going forward.                                                            |
| 1156826    | No<br><br>Against any major up-grades proposed. | Yes<br><br>Protection of the current street scape. | -               | -                                  | Yes<br><br>Improving the intersection of Glover St and High St.     | No                    | No<br><br>Currently busy, any increased would cause too much congestion. | Yes<br><br>Maintains the village feel while having minimal changes to height and street scape. | No                 | No                 | Implementing a No Right Turn sign from Glover St to High St to reduce the congestion. A 40km/h zone at all times from Bedford St to McClelland St due to high pedestrian activity and traffic noise. | Noise from suppliers dropping off deliveries early in the morning with their radios blasting and talking among themselves with no consideration for the surrounding residents. |
| 1173575    | Yes<br><br>Increase of parking options.         | -                                                  | -               | -                                  | Yes<br><br>More site parking along Glover, Alexander and McClelland | No                    | No                                                                       | Yes                                                                                            | No                 | No                 | Increase site parking on Glover St, Alexander St and McClelland St.                                                                                                                                  | Stakeholder consultation is required.                                                                                                                                          |

| SUBMISSION      | Overall support for Local Centres work      | Protect local character and street-scape                 | More open space                                                                | Improved walking and cycling links                                                         | Traffic management improvements and more parking                                                                                       | More retail diversity                                                           | Support increased height and FSR                                                               | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                            | Process or Unrelated                                                                                    |
|-----------------|---------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 1174526         | Yes<br><br>Increase of greenery/vegetation. | Yes<br><br>Refers to retaining heritage significance.    | Yes<br><br>Request for tree scapes and greenery to be added around apartments. | Yes<br><br>More pathways and cycle ways.                                                   | Street.<br>Yes<br><br>Ease of congestion.                                                                                              | -                                                                               | Yes                                                                                            | Not specified      | Yes                | Yes                | Refers to increasing tree scape areas around the proposed redevelopment. Waterways and water fountains.                                        |                                                                                                         |
| 1174932         | No                                          | Yes<br><br>Requests for the centre to be left unchanged. | No                                                                             | No                                                                                         | No                                                                                                                                     | No                                                                              | No                                                                                             | No                 | No                 | No                 | The centre should not be changed too much.                                                                                                     |                                                                                                         |
| 1178308         | No                                          | Yes<br><br>The current development is fine.              | -                                                                              | -                                                                                          | -                                                                                                                                      | No                                                                              | No<br><br>Expansion of residence close to food outlets would suffer from rats and cockroaches. | No                 | No                 | No                 | Happy with the current development.                                                                                                            | A steam cleaner on the pavements.                                                                       |
| 1182217         | Yes                                         | Yes<br><br>By improving the street scape.                | Yes                                                                            | Yes<br><br>Greenway pedestrian way with paths and connections to the proposed development. | Yes<br><br>Strongly in favour of increased parking facilities. EG Basement car parks and utilising school grounds parking on weekends. | Yes<br>Suggests that a mezzanine level or a roof top setting could be utilised. | Yes                                                                                            | No                 | Yes                | No                 | Suggests that in order for scenario 2 to function well parking and traffic issues must be addressed. Ideas for development diversity included. | Build an overhead pedestrian bridge above the existing pedestrian crossing. No need for traffic lights. |
| <b>Total 15</b> |                                             |                                                          |                                                                                |                                                                                            |                                                                                                                                        |                                                                                 |                                                                                                |                    |                    |                    |                                                                                                                                                |                                                                                                         |

LOCAL CENTRES INTERIM **SCENARIOS** STAGE WRITTEN SUBMISSIONS AND *HAVE YOUR SAY* SUBMISSIONS**East Village (14)**

| SUBMISSION      | Overall support for Local Centres work | Protect local character and street-scape        | More open space | Improved walking and cycling links                                   | Traffic management improvements and more parking                                                                                                                   | More retail diversity | Support increased height and FSR                        | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                               | Process or Unrelated |
|-----------------|----------------------------------------|-------------------------------------------------|-----------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------|--------------------|--------------------|--------------------|-------------------------------------------------------------------|----------------------|
| VIC 1           | Yes                                    |                                                 |                 |                                                                      | <p>Install angle parking in MacMahon Street.</p> <p>Allow extra floor space ratio for buildings subject to supplying extra public parking.</p>                     |                       | Increase in FSR subject to extra public parking         |                    |                    |                    |                                                                   |                      |
| VIC 2 & 1149057 |                                        | A consistent frontage with character is needed. |                 |                                                                      | <p>Need an abundance of parking to ensure the shops are viable.</p> <p>Should investigate ways of having underground parking open form each neighbouring site.</p> |                       |                                                         |                    |                    |                    | Area should be called North Willoughby Shops and not East Village |                      |
| VIC 3           |                                        | Hotel Willoughby should be preserved.           |                 | Provide a green link walkway between Stanley St (through Kooringa rd | Allow shop top on radio station site between Kooringa and Stanley to enable in-                                                                                    |                       | Increase height to provide incentive for redevelopment. |                    |                    |                    | Retail existing B2 & R3 zonings but rezone radio station be-      |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                                                                                                                                    | More open space                                                   | Improved walking and cycling links                           | Traffic management improvements and more parking                                                                                                                                                                                                                                                                                             | More retail diversity                                                  | Support increased height and FSR                                                                                                                                           | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                         | Process or Unrelated |
|------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|            |                                        |                                                                                                                                                                             |                                                                   | and Stirling Lane) to the proposed public plaza on Sydney St | <p>creased parking. Intersection of Victoria &amp; Penshurst is not conducive to efficient traffic flows. To accommodate growth, hard decisions surrounding parking and traffic flows need to be addressed.</p> <p>Any redevelopment should ensure adequate parking for residents and shoppers.</p> <p>Need below ground parking spaces.</p> |                                                                        | <p>An increase to 27m for larger amalgamations (1400m<sup>2</sup>+) would encourage consolidation.</p> <p>Recommend FSR of 3.5:1 to 4:1 applied to the whole precinct.</p> |                    |                    |                    | <p>tween Stanley and Kooringa to allow commercial and residential.</p> <p>Relocate radio station and add affordable housing.</p>            |                      |
| VIC 4      |                                        | <p>Certain 3 storey buildings in the area will not need redevelopment for many years to come.</p> <p>Protect front setbacks on Sydney St</p> <p>Protect the heritage of</p> | Existing trees near the centre of Sydney St should be maintained. |                                                              | <p>Stirling Lane is not adequate to carry out the proposals.</p> <p>Traffic congestion at the intersection of Victoria / Penshurst needs to be considered.</p> <p>Recommend a full traffic review of the</p>                                                                                                                                 | Prevent the expansion of the commercial centre into residential areas. | <p>Higher developments on the south west side will overshadow adjacent buildings.</p> <p>Heights should be a maximum of 4 storeys.</p>                                     |                    |                    |                    | <p>Suggests and maps for proposed growth to be located in the block facing Penshurst between Victoria and Mac-Mahon. Acquire properties</p> |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape              | More open space                                             | Improved walking and cycling links                                                          | Traffic management improvements and more parking                                                               | More retail diversity | Support increased height and FSR                | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                          | Process or Unrelated |
|------------|----------------------------------------|-------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------|--------------------|--------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------|
|            |                                        | the Willoughby pub not be dwarfed by new development. |                                                             |                                                                                             | whole of Willoughby.                                                                                           |                       |                                                 |                    |                    |                    | on both sides of George Brain Lane.<br><br>Suggests readjustment of boundary on south west to exclude residential properties |                      |
| 1174526    |                                        | Retain heritage significance                          | More tree scape around apartments, waterways and fountains. | More pathways and cycleways                                                                 | Need to ease congestion                                                                                        |                       |                                                 |                    |                    |                    | Recycle waste                                                                                                                |                      |
| 1181799    |                                        |                                                       |                                                             |                                                                                             | Car parking very important. Easy retail ground level customer parking would help shops.                        |                       | FSR of 3:1 needed to entice future development. |                    |                    |                    | Opportunities to mix old with new and create interesting places for customers and residents.                                 |                      |
| 1117966    |                                        |                                                       |                                                             | Support a bike path along the water canal from Chatswood to Muston Park to allow cyclist to | Close (perhaps reduce to 1 vehicle lane) McMahon St at Penshurst St to mirror the proposed plaza on Sydney St. |                       |                                                 |                    |                    |                    | Remove power lines along Victoria Avenue & Penshurst Street south of Victoria                                                |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space                                                                                                                                                                                                                 | Improved walking and cycling links                  | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR                                                                                                                                                         | Support Scenario 1 | Support Scenario 2 | Support Scenario 3                                  | Concept suggestions                                                                                    | Process or Unrelated |
|------------|----------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------|
|            |                                        |                                          |                                                                                                                                                                                                                                 | avoid the Victoria Ave / Penshurst St intersection. |                                                  |                       |                                                                                                                                                                                          |                    |                    |                                                     | Avenue.<br><br>Adopt the City of Sydney / Transport for NSW way finding signage.                       |                      |
| 1157479    | yes                                    | Benefits to be had everywhere            |                                                                                                                                                                                                                                 |                                                     |                                                  |                       |                                                                                                                                                                                          |                    |                    | particularly like Scenario 3                        |                                                                                                        |                      |
| 1182217    |                                        |                                          | Corner of Sydney St and Penshurst St triangle would be a great focus for open space, with shade, basement parking LED tv , advertising.<br><br>Include small water fountain, sitting areas and soft surface child playing area. |                                                     |                                                  |                       | Concern for what is the optimum amount of residential / commercial. 3, 5 or 6 storeys?<br><br>What is the right balance so that it will not be over-developed? What is the magic number? |                    |                    | Scenario 3 would be a great design and plan concept | Site where Office works could be another focal point for a public area with cafes and mixed businesses |                      |
| 1149067    |                                        |                                          |                                                                                                                                                                                                                                 |                                                     | Public parking is a big issue.                   |                       |                                                                                                                                                                                          |                    |                    |                                                     |                                                                                                        |                      |



| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space                                                                                     | Improved walking and cycling links   | Traffic management improvements and more parking                                                                                                                                                      | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3                              | Concept suggestions                 | Process or Unrelated |
|------------|----------------------------------------|------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|--------------------|--------------------|-------------------------------------------------|-------------------------------------|----------------------|
|            |                                        |                                          |                                                                                                     |                                      | <p>Need an abundance of car parking.</p> <p>Recommend an investigation where underground parking open from each neighbouring site.</p> <p>A consistent approach is needed for underground parking</p> |                       |                                  |                    |                    |                                                 |                                     |                      |
| 1157479    | Yes                                    | -                                        | -                                                                                                   | -                                    | -                                                                                                                                                                                                     | Yes                   | Yes                              | Yes                | Yes                | Yes<br>Was the favourite scenario of the three. | Confirmed support of the proposals. |                      |
| 1174526    | Yes                                    | Yes<br>Retain heritage significance.     | Yes<br>More greenery around apartments to ease the hot weather. Waterways and fountains also noted. | Yes<br>More pathways and cycle ways. | -                                                                                                                                                                                                     | -                     | Yes                              | -                  | -                  | -                                               |                                     |                      |
| 1181799    | Yes                                    | Yes                                      | -                                                                                                   | Yes                                  | Yes                                                                                                                                                                                                   | Yes                   | Yes                              | -                  | -                  | -                                               |                                     |                      |

| SUBMISSION      | Overall support for Local Centres work | Protect local character and street-scape                                                             | More open space                                                                                                                               | Improved walking and cycling links                       | Traffic management improvements and more parking | More retail diversity                                                             | Support increased height and FSR                          | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions | Process or Unrelated |
|-----------------|----------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------|--------------------|--------------------|---------------------|----------------------|
|                 |                                        | Opportunities to mix the old with the new and create interesting spaces for customers and residents. |                                                                                                                                               | Easy access to all sectors.                              | Car parking is very important here.              | Retail shops are largely struggling and are increasingly more difficult to lease. |                                                           |                    |                    |                    |                     |                      |
| 1182217         | Yes                                    |                                                                                                      | Yes<br><br>Having the corner of Sydney St & Penshurst street as a central community public open space with a water fountain and sitting area. | Yes<br><br>Pedestrian laneway with a children play area. | -                                                | -                                                                                 | No<br><br>Requests this scenario to not be overdeveloped. |                    |                    | Yes                |                     |                      |
| <b>Total 14</b> |                                        |                                                                                                      |                                                                                                                                               |                                                          |                                                  |                                                                                   |                                                           |                    |                    |                    |                     |                      |

LOCAL CENTRES INTERIM *SCENARIOS* STAGE WRITTEN SUBMISSIONS AND *HAVE YOUR SAY* SUBMISSIONS**Penshurst / Mowbray (14)**

| SUBMISSION | Overall support for Local Centres work              | Protect local character and street-scapes                                                                   | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR                                                                  | Support Scenario 1 | Support Scenario 2                                                                        | Support Scenario 3         | Concept suggestions                                                                                                              | Process or Unrelated                                                                                 |
|------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------|------------------------------------|--------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| PEN1       | Support Council's review of the built form controls | Develop appropriate densities for active street frontages, better connectivity and improved design outcome. |                 |                                    |                                                  |                       | Supports increased height and FSR particularly on the R3 zoned land.                              |                    |                                                                                           |                            | Would like to work with Council on the long term strategic vision of the centre                                                  |                                                                                                      |
| PEN2       |                                                     |                                                                                                             |                 |                                    |                                                  |                       |                                                                                                   |                    |                                                                                           |                            | Houses next to Willoughby public school should not be re-zoned. There needs to be options to use this land to expand the school. |                                                                                                      |
| PEN3       | Yes                                                 |                                                                                                             |                 |                                    |                                                  |                       | Study area could support additional height of 8-10 storeys along Penshurst St (specific comments) |                    | Building mass unrealistic. Difficult to achieve SEPP65 (solar access / cross ventilation) | Building mass unrealistic. | Widen study area to include Eastern side of Ward St to provide additional public space,                                          | Unclear how GFA calculated in study. Report should clarify if building masses represent gross build- |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space                                             | Improved walking and cycling links | Traffic management improvements and more parking                                                                         | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                                   | Process or Unrelated                                                                                                                                                       |
|------------|----------------------------------------|------------------------------------------|-------------------------------------------------------------|------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|--------------------|--------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |                                        |                                          |                                                             |                                    |                                                                                                                          |                       | relating to this).               |                    |                    |                    | block connections to Ward St, provide service access from Ward St, to transition additional height from Penshurst St to Ward St. Additional suggestions relating to urban grain made. | ing area, and what efficiency ratio scenarios are using to achieve proposed GFA.<br><br>A Section 94 contributions plan should be drafted in parallel with concept design. |
| PEN 4      |                                        |                                          |                                                             |                                    | Essential that private and public parking is a priority.<br><br>Currently there is an under-supply of community parking. |                       |                                  |                    |                    |                    |                                                                                                                                                                                       |                                                                                                                                                                            |
| 1174526    |                                        | Retain heritage significance             | More tree scape around apartments, waterways and fountains. | More pathways and cycleways        | Need to ease congestion                                                                                                  |                       |                                  |                    |                    |                    | Recycle waste                                                                                                                                                                         |                                                                                                                                                                            |
| 1181799    |                                        |                                          |                                                             |                                    | Car parking very important.                                                                                              |                       | FSR of 3:1 needed to             |                    |                    |                    | Opportunities to mix                                                                                                                                                                  |                                                                                                                                                                            |

| SUBMISSION | Overall support for Local Centres work                                                                                           | Protect local character and street-scape | More open space                                                                                                  | Improved walking and cycling links | Traffic management improvements and more parking                                                         | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3                                                                                     | Concept suggestions                                                                                                                                                                      | Process or Unrelated |
|------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------|--------------------|--------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|            |                                                                                                                                  |                                          |                                                                                                                  |                                    | Easy retail ground level customer parking would help shops.                                              |                       | entice future development.       |                    |                    |                                                                                                        | old with new and create interesting places for customers and residents.                                                                                                                  |                      |
| 1173575    | This Local centre has already undergone significant alteration at the Mint project, the former AAMI site and the Abode building. |                                          |                                                                                                                  |                                    |                                                                                                          |                       |                                  |                    |                    |                                                                                                        | <p>The expansion of the school should be given priority in light of the Channel 9 and Walter Street properties.</p> <p>Why has Willoughby South (near Frenchs Rd) not been included?</p> |                      |
| 1182217    |                                                                                                                                  |                                          | Could Council buy the vacant site next to Willoughby Road – that would be a great community open green-space and |                                    | Enlarge Council area parks to fit more cars in them. Eg the the car parks on Mowbray Road and Julian St. |                       |                                  |                    |                    | Scenario 3 would be good as long as not over-development for this area. Need to get the balance right. |                                                                                                                                                                                          |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                                            | Process or Unrelated |
|------------|----------------------------------------|------------------------------------------|-----------------|------------------------------------|--------------------------------------------------|-----------------------|----------------------------------|--------------------|--------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1149057    |                                        |                                          | plaza.          |                                    |                                                  |                       |                                  |                    |                    |                    | Houses adjacent to Penshurst St should not be re-zoned as there is a need for further expansion of Willoughby Public School. It is not in the community interest to have this land developed.. |                      |
| 1149067    |                                        |                                          |                 |                                    |                                                  |                       |                                  |                    |                    |                    | The houses adjacent to Willoughby Public School should not be re-zoned as there will be a need for further expansion of Willoughby Public School to accommodate more chil-                     |                      |

| SUBMISSION | Overall support for Local Centres work | Protect local character and street-scape                                                      | More open space                                                                          | Improved walking and cycling links                                                                 | Traffic management improvements and more parking                                                                                            | More retail diversity | Support increased height and FSR                 | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                                                                                         | Process or Unrelated |
|------------|----------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------|--------------------|--------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|            |                                        |                                                                                               |                                                                                          |                                                                                                    |                                                                                                                                             |                       |                                                  |                    |                    |                    | dren.                                                                                                                                                                       |                      |
| 1107384    | No high rise                           | Need to retain heritage character                                                             |                                                                                          |                                                                                                    |                                                                                                                                             |                       |                                                  |                    |                    |                    |                                                                                                                                                                             |                      |
| 1174932    |                                        | The streetscape should remain the same.<br><br>The area should not be flooded with apartments |                                                                                          |                                                                                                    |                                                                                                                                             |                       | Apartment buildings must be limited to 4 storeys |                    |                    |                    |                                                                                                                                                                             |                      |
| 1181956    |                                        |                                                                                               | Like the idea of a new public plaza – currently there is no atmosphere in this precinct. | Walking around this area is not a pleasant experience<br><br>Suggest a pedestrian crossing bridge. | Needs to be extra traffic management if there are extra townhouses or 5 storey shop top.<br><br>Cars go through this intersection too fast. |                       |                                                  |                    |                    |                    | Privacy borders should be erected between the school and the suggested residential properties in all 3 scenarios to prevent onlookers watching the children in the schools. |                      |
| 1182116    |                                        |                                                                                               |                                                                                          |                                                                                                    | Frenchs Rd / Willoughby Rd intersection is a problem despite re-phasing of traffic lights.                                                  |                       |                                                  |                    |                    |                    | No more new dwellings in Penshurst Street until suitable infrastructure is                                                                                                  |                      |

| SUBMISSION      | Overall support for Local Centres work | Protect local character and street-scape | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR | Support Scenario 1 | Support Scenario 2 | Support Scenario 3 | Concept suggestions                                                                                        | Process or Unrelated |
|-----------------|----------------------------------------|------------------------------------------|-----------------|------------------------------------|--------------------------------------------------|-----------------------|----------------------------------|--------------------|--------------------|--------------------|------------------------------------------------------------------------------------------------------------|----------------------|
|                 |                                        |                                          |                 |                                    | Drivers treat Willoughby Road as a speedway.     |                       |                                  |                    |                    |                    | provided including additional buses in peak hour.<br><br>Why is Willoughby Road / Frenchs Rd not included? |                      |
| <b>Total 14</b> |                                        |                                          |                 |                                    |                                                  |                       |                                  |                    |                    |                    |                                                                                                            |                      |



LOCAL CENTRES INTERIM *SCENARIOS* STAGE WRITTEN SUBMISSIONS

## OTHER LOCAL CENTRES / NEW CENTRES / LATE SUBMISSIONS (4)

| SUBMISSION                         | CENTRE           | Overall support for Local Centres work                                                                                                     | Protect local character and street-scapes | More open space | Improved walking and cycling links                                        | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR | Concept suggestions                                                                                                                                                              | Process or Unrelated |
|------------------------------------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------|---------------------------------------------------------------------------|--------------------------------------------------|-----------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| OTH 1<br>Inclusion of other centre | Willoughby South | Disappointed that Willoughby South shopping centre around the intersection of Willoughby Road and Frenchs Road is omitted from this study. |                                           |                 |                                                                           |                                                  |                       |                                  | Willoughby South shopping strip needs improvement.<br><br>Same amount of attention needs to be given to this area.                                                               |                      |
| OTH 2<br>Inclusion of other centre | Willoughby South |                                                                                                                                            |                                           |                 | Footpaths and gutters need to be cleaned by Council every day of the year |                                                  |                       |                                  | Centre needs the following shops:<br>Fruit & vegetable<br>Chicken shop (KFC or Red Rooster)<br>Convenience store<br>Bakery / cake shop<br><br>Garbage bins need to be emptied by |                      |

| SUBMISSION          | CENTRE                                                                                                                      | Overall support for Local Centres work | Protect local character and street-scapes | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR | Concept suggestions                                                                                                                                                                                                                                                                  | Process or Unrelated |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------|-----------------|------------------------------------|--------------------------------------------------|-----------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                     |                                                                                                                             |                                        |                                           |                 |                                    |                                                  |                       |                                  | Council 3 times every day of the year.                                                                                                                                                                                                                                               |                      |
| OTH 3<br>New Centre | <p>Lane Cove North 'Mowbray'</p> <p>Block bounded by Mowbray Road West, Felton Avenue, Farran Street and Mooney Street.</p> |                                        |                                           |                 |                                    |                                                  |                       |                                  | <p>A new local centre at Lane Cove North would provide much needed business and employment opportunities and services for the local community.</p> <p>Recommend Council investigate the site for designation as a local centre with a mix of retail, commercial and residential.</p> |                      |

| SUBMISSION | CENTRE                                                     | Overall support for Local Centres work | Protect local character and street-scapes | More open space | Improved walking and cycling links | Traffic management improvements and more parking | More retail diversity | Support increased height and FSR                                                                                                                     | Concept suggestions | Process or Unrelated                                                                                                                                                                                                   |
|------------|------------------------------------------------------------|----------------------------------------|-------------------------------------------|-----------------|------------------------------------|--------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OTH 4      | Artarmon, Naremburn, High St and Northbridge Local Centres | Yes                                    |                                           | Yes             |                                    |                                                  | Yes                   | Yes<br><br>Supports the maximum density proposed for each local centre. This will allow the greatest potential for each local centre to be realised. |                     | An incentive to encourage amalgamation would enable more practical site areas capable of achieving efficient basement parking layouts and vehicular access and greater flexibility for a variety of retail operations. |