

## WILLOUGHBY CITY COUNCIL

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# Willoughby Local Centres

## Position Statement For Discussion

**2017**

*City Of Diversity*







# Acknowledgement of Country

On behalf of Willoughby City Council,  
I wish to acknowledge the traditional  
inhabitants of the land on which we stand,  
the Aboriginal People, their spirits  
and ancestors.

We acknowledge the vital contribution  
that indigenous people and cultures  
have made and still make to the nation  
that we share, Australia.





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## 1 INTRODUCTION

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The network of local centres in the Willoughby City Council area plays an important role in supporting and sustaining the community and could 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 high density residential opportunities in the LGA.

However, thriving smaller local centres are also critical for the local economy. They boost housing choice and help to provide local jobs close to public transport with easy access for residents.

### ***1.1 Purpose of the Position Statement***

This Position Statement examines the function and character of each of the local centres in the Willoughby Local Government Area having regard to metropolitan and local planning objectives and opens the discussion around opportunities for growth in housing and jobs.

### ***1.2 Principles underpinning the Position Statement***

The 6 key principles underpinning the Centres Position Statement are as follows:

- 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.





## 2 STRATEGIC FRAMEWORK

### 2.1 A Plan for Growing Sydney

A Plan for Growing Sydney is the NSW Government's metropolitan strategy.

It establishes key objectives and actions to oversee the development of Sydney over the next 20 years, guided by key goals and seeks to create:

- A competitive economy with world-class services and transport
- A city of housing choice with homes that meet our needs and lifestyles
- A great place to live with communities that are strong, healthy and well connected and
- A sustainable and resilient city that protects the natural environment and has the expansion of the Global Economic Corridor and strategic centres.

In order to guide the delivery of A Plan for Growing Sydney, the Greater Sydney Commission is overseeing the preparation of the District Plans for the 6 Districts that form the metropolitan area. It is envisaged that initiatives in

the North District Plan will be addressed in the context of the overarching goal that Sydney is a city with a competitive economy with first class services and transport.

### 2.2 Draft North District Plan

The Draft North District Plan issued on 21 November 2016, defines objectives and sets goals for economic growth for Willoughby City Council as one of the North District Councils. Consistent with earlier Metropolitan Strategies, Chatswood and St Leonards are identified as Strategic Centres in the Plan where job growth, mixed development and services will be focused.

The Draft Plan supports the intent of the Position Statement, in that it recognises that there are multiple opportunities for different scales of local centres to provide facilities, services and jobs within easy walking and cycling distance. It states that many local centres will benefit from detailed planning strategies and encourages

councils to review their local centres for revitalisation and renewal. The Draft Plan also requests councils to prioritise the provision of retail floor space in centres, which will inform the final Centres Strategy.

### 2.3 Willoughby City Strategy 2013-2029

The Willoughby City Strategy identifies the key directions to guide the Council's vision. Economic Activity is one of the sub themes and the goals of the City Strategy include:

- To maintain and promote the City's employment opportunities and the range and quality of businesses, industry and services.

Previous community / stakeholder consultation on the Willoughby City Strategy have highlighted the importance of the role of local centres for both the community and business owners.

### 2.4 Willoughby Local Environmental Plan 2012

Willoughby Local Environmental Plan 2012 (WLEP 2012) sets the direction for land uses in the City. WLEP 2012 consists of a written instrument and maps. Through zoning and development controls, WLEP 2012 allows Council to supervise the ways in which land is used.

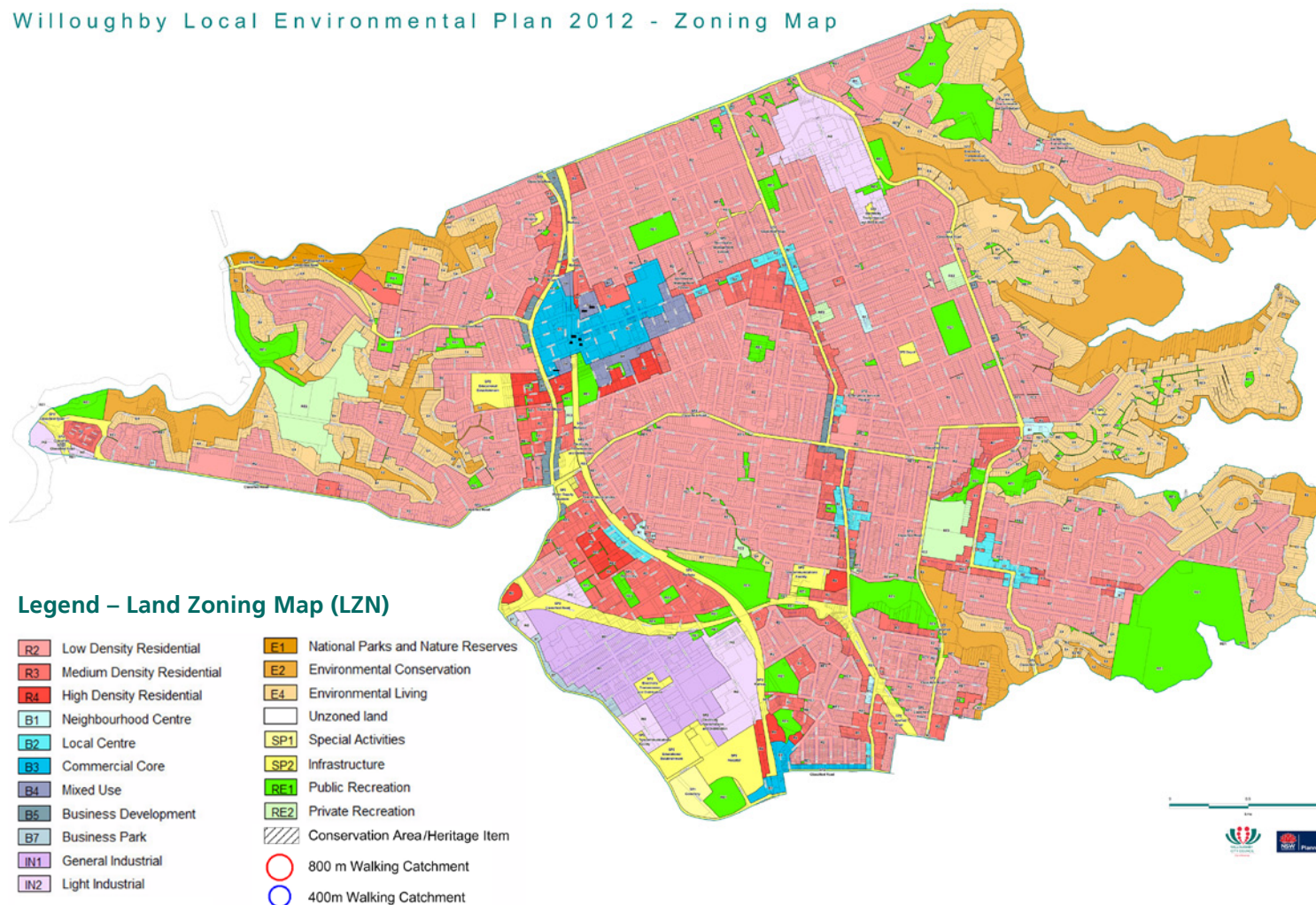
The following zones allow commercial development:

B1 Neighbourhood Centre  
B2 Local Centre  
B3 Commercial Core  
B4 Mixed Use  
B5 Business Development  
B7 Business Park

Industrial zones IN1 General Industrial and IN2 Light Industrial are discussed in a separate Position Statement which focuses on industrial lands only.

Each of the business centres has varying heights and floor space ratio controls to reflect the local characteristics of the area.

Willoughby Local Environmental Plan 2012 - Zoning Map



## 2.5 Willoughby Development Control Plan

Willoughby Development Control Plan (WDCP) is supplementary to WLEP 2012 and State Environmental Planning Policies (SEPPS).

WDCP specifies detailed guidelines and environmental standards for new development which needs to be considered in preparing a Development Application. The WDCP provides a layered approach – some parts relevant to all development and some to specific land.

For commercial development, WDCP has specific controls for setbacks, landscaping, solar access etc as well as site specific development controls for certain areas, eg Northbridge, Penshurst Street / Victoria Avenue.



### 3 BACKGROUND EMPLOYMENT DATA

According to the recent Economic Study undertaken by SGS Economics and Planning on behalf of Council, there are currently 62,217 jobs in WCC. Over the next 20 years, as the population grows, the Study indicates there is a need to increase jobs by 19,074.

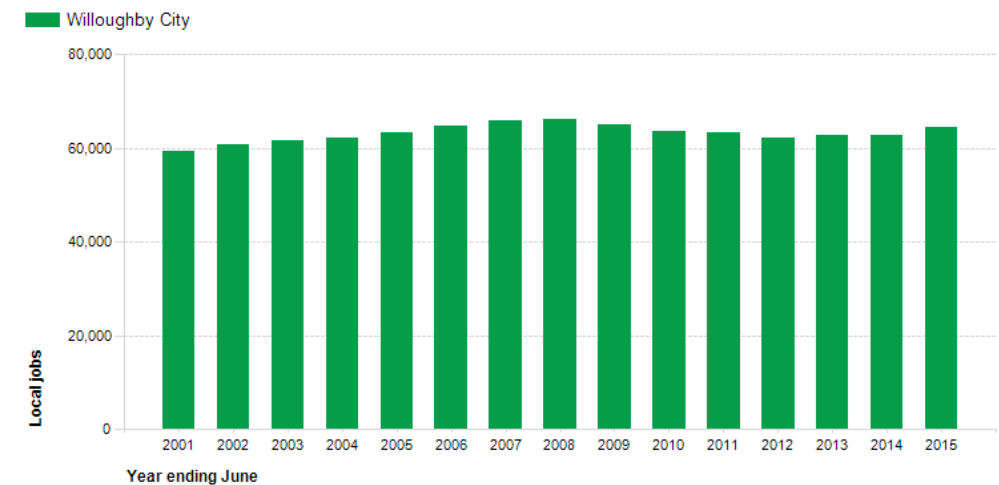
These jobs can be delivered in a number of ways. Our industrial lands provide a particular and diverse range of job opportunities and urban services and their important role is discussed in a separate Position Paper. Our schools and hospitals also provide local and extensive employment opportunities, however it is our local centres which offer a key opportunity to increase jobs in commercial, retail and local services as our population grows. This Position Paper starts the discussion around the capacity of our local centres for growth.

Examining the jobs in WCC, the most dominant type of employment is within healthcare with 8,000 jobs which represents 17% of total jobs in the LGA. These jobs are primarily located within the Royal North Shore Hospital at St Leonards.

The second largest industry of employment in Willoughby is professional services with 7,000 jobs (14% of total jobs) which are mainly located in Chatswood and St Leonards. The third largest industry of employment is retail with 11% of total jobs (SGS).

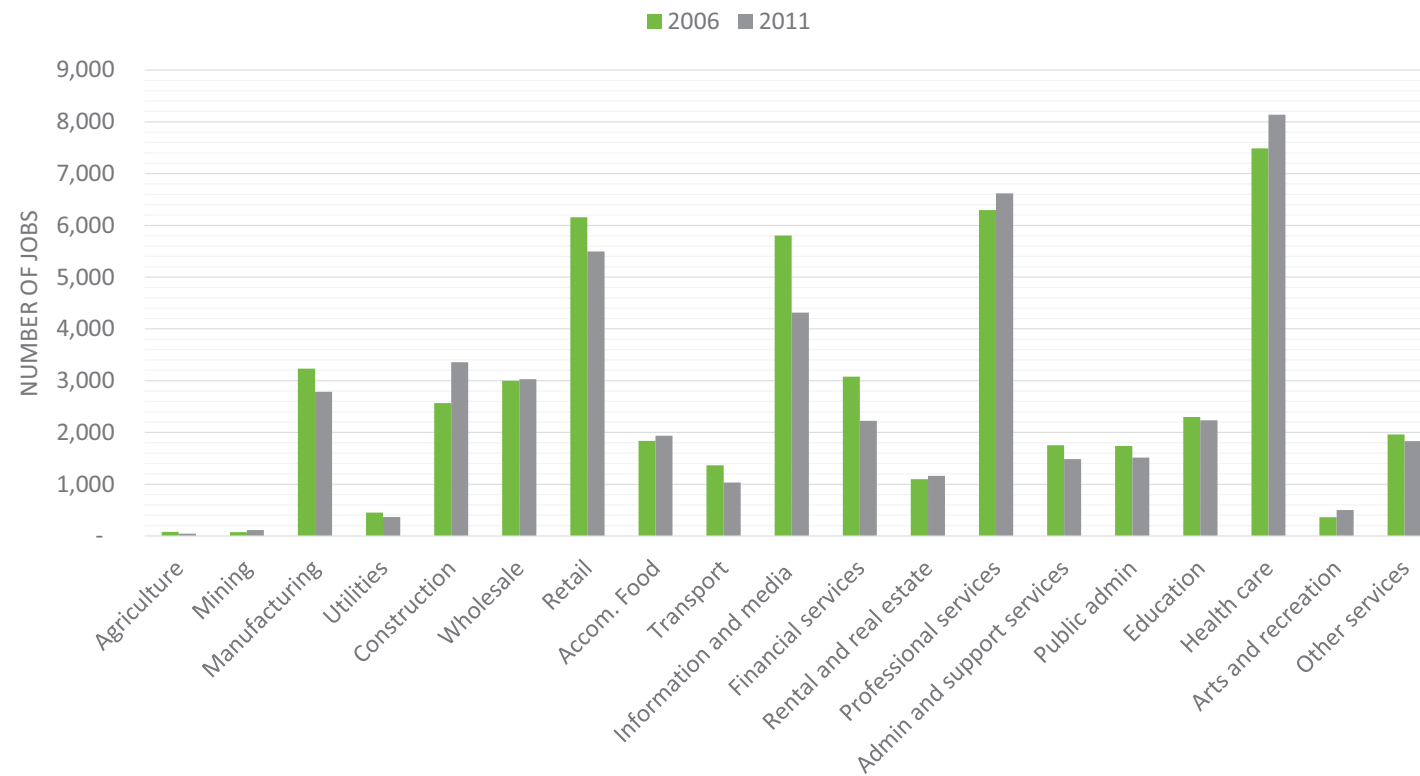
Employment is projected to continue to increase in the health industry to 2031. Industries which previously experienced declines in employment such as professional services, financial services, information and media and wholesale are projected to experience growth in jobs over the next 20 years (SGS).

#### Local jobs



Source: National Institute of Economic and Industry Research (NIEIR) ©2016  
Compiled and presented in economy.id by .id the population experts

### Employment By Industry 2006 and 2011 (Willoughby LGA)



Source: Australian Bureau of Statistics, 2011 (Census of Population and Housing – place of work data) SGS



## 4 OTHER BACKGROUND MATERIAL

### 4.1 *SGS Economic Development Study 2016.*

The study was commissioned by Council in 2014. The key objectives of the brief were as follows:

- To understand factors affecting existing economic activity for the various industry sectors in the City and their catchments;
- To understand economic trends for different commercial/ industrial activities and services (including providers and customers) that exist or could exist in the city;
- To provide advice to Council on the existing structure of the retail hierarchy, industrial activities, office and business uses of the City; (Key players, clusters, locational drivers, supply chains);
- To assess the implications of (benefits and costs) economic growth on traffic; transport, environment and community needs and infrastructure;
- To review planning controls in order to recommend work that Council may

facilitate or improve opportunities for economic growth and employment generation.

SGS Economics and Planning reviewed general trends in employment and how they will impact on the industrial and commercial areas of Willoughby. They examined the economic profile and the demographic characteristics of the residents and the workers of the Willoughby Local Government Area. As mentioned previously, the study found that employment in health care, professional services and retail were the three largest industries in Willoughby in 2011. Strong growth is predicted in health, information and media related industries as well as in education and construction.

According to the study, total employment in the Willoughby Local Government Area is expected to grow from 62,217 in 2011 to 82,572 by 2041.

The study analysed each of the commercial and industrial areas of the City and examined the potential supply

of floor space comparing this to the forecast demand for retail and total employment space in the LGA to 2041.

### *Recommendations of the SGS Economics and Planning Study*

#### **The main recommendations of the study in relation to local centres is to:**

- Provide new opportunities for retail and employment floor space in the smaller retail centres

Demand and capacity analysis as undertaken by SGS highlights that a review of controls to make provision for new employment floor space is warranted for the village and small village centres of Northbridge, Artarmon, Castlecrag, Victoria Ave/ Penshurst St, Penshurst St/Mowbray Rd.

SGS Economics and Planning propose 4 possible options to provide more or more efficient retail and employment space:

- Ensure employment floor space within the current FSR envelope.

- Increase overall FSR and quarantine a share for employment.
- Expand footprint and quarantine a share for employment
- Establish new or expand existing centres (particularly where options 1, 2 and 3 are not possible in any centre where employment floor space is required).

The study states that car parking innovations and built form control reforms will be needed and opportunities for “overflow” or revitalisation could extend to other neighbourhood centres.

- Provide for additional food, grocery and supermarket floor space to meet existing and future demand

The study recommends that Council undertake further analysis to develop the above recommendations which is the direction the current Position Statement is pursuing.

#### 4.2 Healthy Urban Development Checklist, NSW Health

The purpose of this checklist, produced by NSW Health, is to provide feedback to councils and other relevant organisations on health issues in relation to urban development plans and proposals. The intended use of the Checklist is to strengthen partnerships between NSW Health and urban planners and developers to promote healthy communities in NSW.

Regarding Urban Form the document highlights the following elements to have a positive influence on physical activity and health generally:

- Mixed land use including housing, industrial, retail, commercial, education, recreation etc in close proximity
- More compact developments characterised by higher densities of people, dwellings and employment opportunities
- Quality and proximity of destinations, with a 400-500 metre radius

(considered to be a comfortable walking distance for most people) as a common basis for access to a range of daily needs including shops, open space, community facilities and public transport. Current NSW guidance recommends that 400 metres is considered to be a reasonable walking distance to a bus stop and that for metropolitan railway stations households should be within 800-1000 metres.

- Street connectivity and continuity that promotes directness of routes
- Neighbourhood environment including aesthetic appeal, presence of footpaths, cycle ways, shade trees, separation of pedestrians from vehicle travel, interesting streetscapes
- Walking and cycling infrastructure linking key destinations and providing safe and inviting alternatives to automobile travel







## 5 CENTRES IN WILLOUGHBY FOR EXAMINATION

The Willoughby LGA provides a range of types of centre from the strategic centres of Chatswood CBD and St Leonards, to local centres and smaller neighbourhood centres.

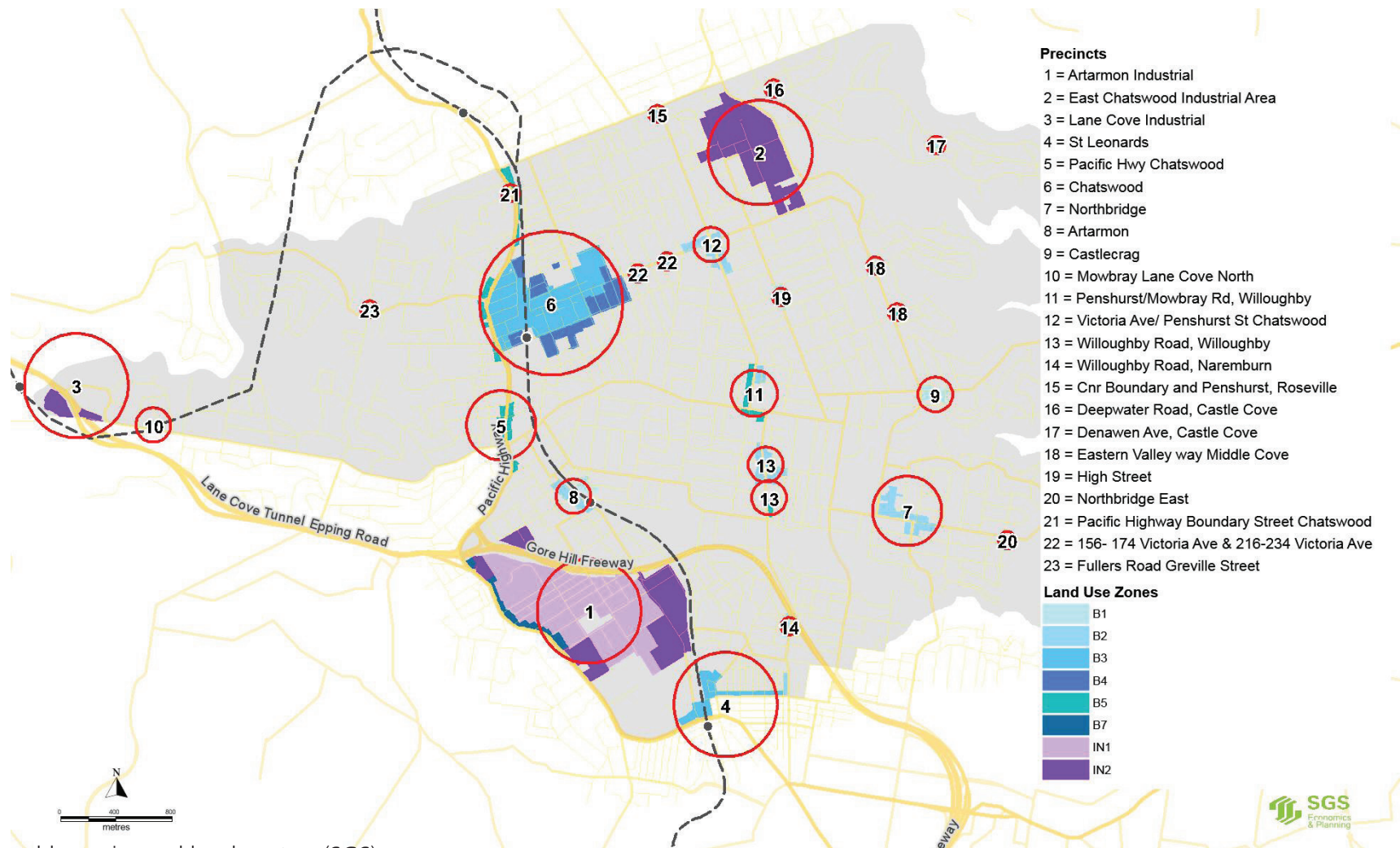
Chatswood CBD is being examined separately in a CBD Planning and Urban Design Strategy, and the St Leonards/Crows Nest area is being investigated as part of a Department of Planning and Environment led Priority Precinct process.

As such, the focus of this Position Paper is the other local centres across the LGA.

The SGS Study recommended priority be given to examination of 5 centres as a first stage of further detailed work, (see all centres in Map 1).

It is considered that these nominated centres should be supplemented by 2 more as part of this first stage of examination giving a total of 7 local centres.

These centres are: **Artarmon, Northbridge, Victoria Avenue / Penshurst Street, Penshurst Street / Mowbray Road, High Street, Castlecrag, Willoughby Road Naremburn** and are discussed in more detail below.

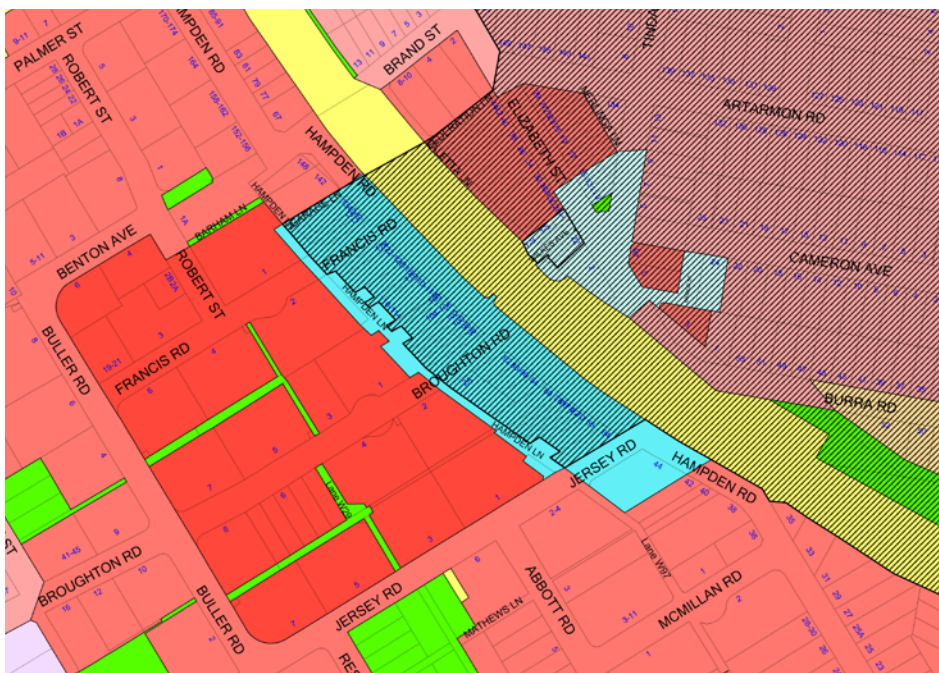


MAP 1: All Willoughby major and local centres (SGS)



## 5 CENTRES IN WILLOUGHBY FOR EXAMINATION

### 5.1 ARTARMON



Please refer to page 6 for the Land Zoning map legend

#### *Hampden Rd shops (west of railway line)*

TYPE OF CENTRE:	Small Village
ZONING:	B2 Local Centre
CONTROLS:	Height, (4 storey) 14m, FSR 2:1

#### *Wilkes Ave and Elizabeth St (eastern side of the railway line known as Wilkes Plaza)*

ZONING:	B1 Neighbourhood Centre
CONTROLS:	Wilkes Plaza shops: Height: 2 storey (8m), FSR 1:1, Library, Baby Health Centre and shops on the eastern side of Elizabeth St: 3 storey (11m), FSR 1.3:1

- The Hampden Rd mixed commercial/retail shop frontages form a relatively cohesive streetscape facing Artarmon railway station with excellent access to public transport and amenities.
- The strip shops generally service the local neighbourhood east and west of the railway line and businesses include food retail, restaurants and local professional services.
- Limited public car parking is located at the rear of the shops in Hampden Lane.
- Hampden Rd is a main thoroughfare through the centre for both vehicular traffic and for pedestrians accessing the railway station.
- Denser residential development on the ridge behind forms a backdrop to this commercial centre



- There has been a recent Land and Environment Court approval at 98-102 Hampden Rd which could provide a reference for the scale of future urban design controls for the centre.
- Wilkes Plaza precinct has a pleasant restaurant and café atmosphere, enhanced by street paving and outdoor furniture.
- The adjoining Council owned property at 2 Elizabeth St comprising the former library and baby health centre is currently vacant.
- A Council owned site in Cameron St provides commuter car parking.

### **Existing Planning Controls**

The Hampden Rd commercial precinct forms part of the Artarmon Conservation Area and is zoned B2 Local centre under WLEP 2012. The maximum height limit is 14m and there is a floor space ratio of 2:1 permitted.

There are specific controls in the Willoughby Development Control Plan (Part E11) relating to redevelopment in the Artarmon shopping centre. Some of these provisions relate to the requirement for dedication of land at the rear of properties in Hampden Rd for off-street parking and loading purposes. Whilst some developments have achieved this aim, recent approvals have not complied with this control as it does not have the statutory significance of a Local Environmental Plan. The controls require review.

Properties fronting Wilkes Ave Plaza are zoned B1 Neighbourhood Centre under WLEP 2012. There is a 2 storey height limit (8m) and floor space ratio of 1:1 for the properties fronting the plaza. Pursuant to WLEP 2012 the library, Baby Health Centre and shops on the eastern side of Elizabeth St permits 3 storey (11m) with a floor space ratio of 1.3:1. The Wilkes Ave shops (1, 3 and 7 Wilkes Ave and 22 Elizabeth St) on the eastern side of the railway line are heritage items under WLEP 2012 and the plaza is a pedestrian thoroughfare to the Artarmon station.

### **Heritage Comment**

The Artarmon shopping centre has heritage significance within the Artarmon Conservation Area of WLEP 2012 as a relatively intact group of shops. With rear lane access to these shops and flats to the rear, opportunity exists for upper storey residential development well set back from the line of the existing shop frontage whilst protecting the coherent streetscape of this local centre.

The shops at Wilkes Ave Plaza have local architectural significance as a good example of intact 1920's interwar commercial development and are Local Heritage Items under WLEP 2012.

### **Connectivity**

There are two pedestrian subways under the rail way line connecting the eastern side of Artarmon to Hampden Ave however traffic in Hampden Rd itself can be busy for pedestrians accessing the commercial precinct to the west.

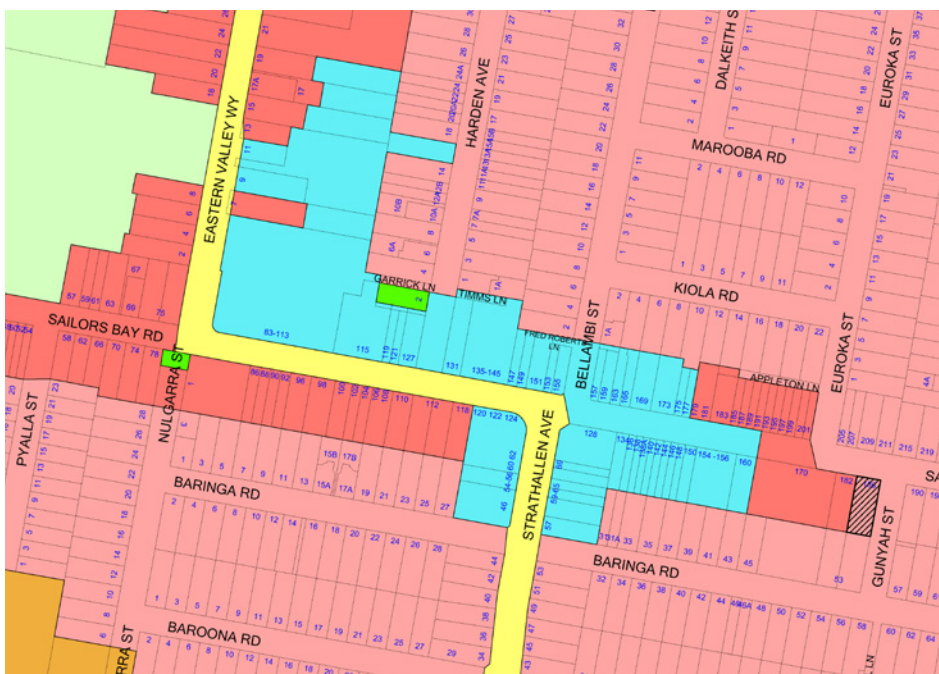
Improved pedestrian and bike linkages to the Artarmon industrial area, Chatswood, Naremburn and St Leonards should be considered.

### **SGS Comment**

The SGS Economics and Planning study forecasts that the Artarmon commercial centre will require an additional 3,958sqm of floor space to 2041, with retail modelling identifying demand for an additional 841sqm of retail floor space within Artarmon to 2031. According to SGS Economics and Planning there is surplus retail capacity (1,111sqm) in the centre to accommodate the retail demand however there is a shortage (gap) of total employment floor space capacity of 2,006sqm.

## 5 CENTRES IN WILLOUGHBY FOR EXAMINATION

### 5.2 NORTHBRIDGE



Please refer to page 6 for the Land Zoning map legend

<b>ZONING:</b>	B2 Local Centre
<b>CONTROLS:</b>	Height 14m (4 storey), FSR varies for individual sites, up to 2.6:1

- Northbridge Town Centre is a major entry point to Willoughby from the south.
- The business precinct is located on one of the major arterial routes along Sailors Bay Rd (west), Strathallen Ave and Eastern Valley Way.
- Regular bus routes service the centre to the Sydney CBD and Chatswood.
- Northbridge Plaza is a dominant retail feature in the centre.
- The character of the centre as a small scale traditional village strip centre has recently been changing with the development of some larger buildings.

#### Existing Controls

The Northbridge Town Centre is zoned B2 Local Centre. The maximum height along the centre is 14m with a FSR which varies from 2:1 to 2.6:1 depending on the site.

#### Northbridge Masterplan

In 2003 Council undertook extensive consultation with stakeholders to review planning controls for the commercial area of Northbridge.

Council adopted a Masterplan for the Northbridge Town Centre in October 2003 which had the following aims:

1. Establish a gateway to Northbridge and the Willoughby City area;
2. Create a cohesive, vibrant, comfortable and safe centre that enhances its character;
3. Enhance the amenity, enjoyment and appearance of the public domain;
4. Rationalise traffic, servicing and parking;
5. Determine appropriate limits and opportunities for future development that respect the character and amenity of the precinct; and
6. Support a thriving mixed use precinct.

The Northbridge Masterplan recommended that a site specific masterplan for Northbridge Plaza be prepared to ensure a consistent development pattern.

The Northbridge Masterplan proposals aimed to encourage development that retains and enhances the amenity and character of the Town Centre in accordance with the principles of sustainability.

Specific development standards for Northbridge were established including:

- Changes to the height and floor space ratios;
- Changes to the building depth and setback controls;
- Provision for rear lane access;
- Provision for a contribution to public domain improvements;

### **Northbridge Plaza**

Northbridge Plaza is a shopping centre located in the Centre containing 7,800 sqm of floor area. To the rear is a Council owned car park, which has a covenant permitting car park and baby health centre uses only

In 2007 Council and the Plaza owners AMP Capital undertook work to prepare a Masterplan. Council limited the proposal to a 10% increase in floor area of the Plaza. Technical studies were carried out in regard to traffic, parking, economics and design. Community consultation took place and a Masterplan Review Paper was prepared.

In 2009 Council discontinued the work citing it was not commercially viable and there was no real community consensus.

In 2012 Council and AMP Capital revisited development options for the Plaza and car park land that would address the condition of the car park.

During 2014 Council undertook a community consultation process which investigated options for redevelopment of up to 190 residential apartments in order to deliver the upgrade of the car park.

The community feedback did not support any redevelopment of the site.

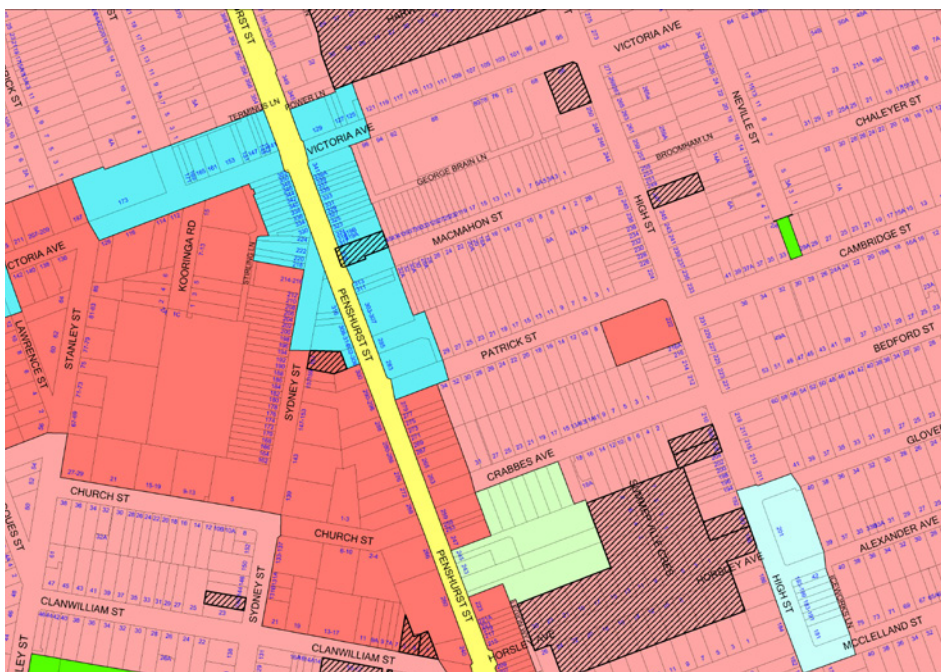
### **SGS Comment**

The SGS study projected that Northbridge requires an additional 11,152 sqm of floorspace to 2041, with retail modelling identifying demand for an additional 5,000 sqm of retail floorspace within Northbridge to 2031.



## 5 CENTRES IN WILLOUGHBY FOR EXAMINATION

### 5.3 VICTORIA AVE/ PENSURST ST, EAST CHATSWOOD



Please refer to page 6 for the Land Zoning map legend

TYPE OF CENTRE:	Small Village
ZONING:	B2 Local Centre
MAXIMUM CONTROLS:	Height Ranges from 9m- 14-15m FSR: range from 1.5:1 to 2:1

#### Description of Area

- The local centre at East Chatswood located near the intersection of Penshurst St and Victoria Ave is approximately a 20 minute walk from the Chatswood CBD so within walking distance to the Chatswood train station.
- It is also located on a regular bus route to Sydney CBD and to the Chatswood CBD. The shopping precinct adjoins a mix of low and medium density residential areas including SEPP 5 aged housing development and provides a range of retail, business and personal services.
- Medium Density housing is located to the south west of the centre and along Victoria Ave to the west and Penshurst St to the south.
- Low density residential dwellings characterise the area to the east comprising some relatively intact and attractive streetscapes particularly in streets such as McMahon, Patrick Streets.
- Harwood Ave to the north is a conservation area.
- The area is characterised by restaurants, food related shops and other specialty retailing. The emphasis on retailing in the precinct reflects its role as a local retail centre.

- 
- Existing development in the centre is generally from one to three storeys in height with ground floor shops and offices or residential above.
  - There has been some shop top housing redevelopment in the precinct such as at 303 Penshurst St and more recently, at the intersection of Penshurst St and Victoria Ave (129 Victoria Ave) which is a part 4, part 5 storey shop top development.
  - Most sites in the precinct have access from a rear laneway with on- site parking at the rear. On street parking is available outside clearway time limits.
  - Car parking issues mainly associated with the Willoughby Hotel are currently experienced by MacMahon St residents.

### **Existing Controls**

Development up to a maximum height of 14m is generally permitted in the precinct except for the corner sites at the intersection of Victoria Ave and Penshurst St which allows 15.5m to acknowledge Gateway sites. The floor space ratio for the centre generally is 2:1.

The triangular area at the intersection of Penshurst St and Sydney St has a maximum height of 9m and floor space ratio of 1:1.

### **Heritage Comments**

The Willoughby Hotel is a Local Heritage Item under WLEP 2012 and is an important visual focus being located on the top of the ridge on the corner of McMahon St and Penshurst St.

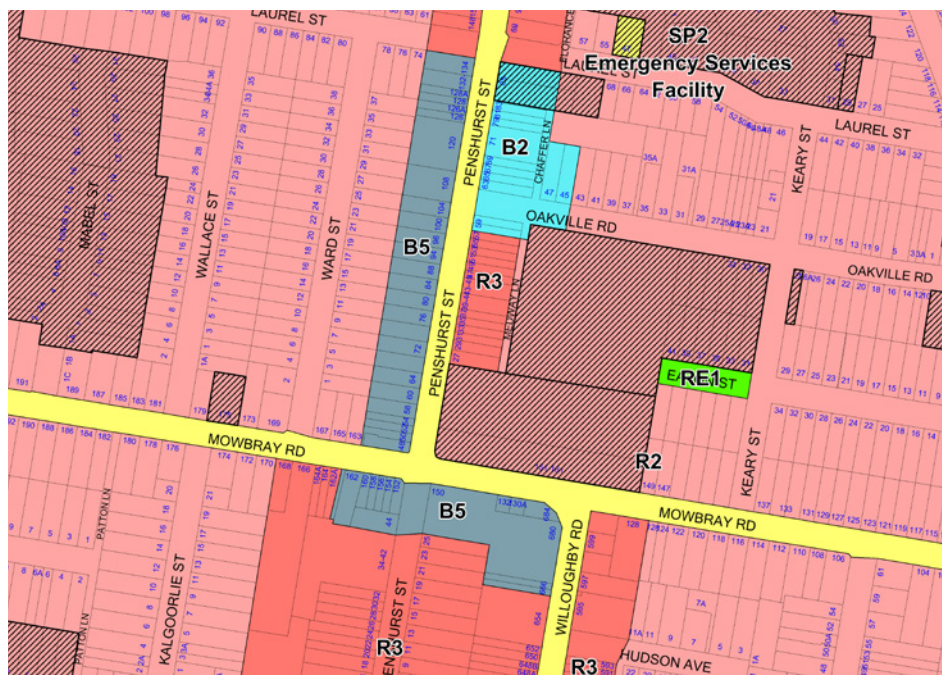
### **SGS Comment**

According to SGS Economics and Planning analysis, the Penshurst St/Victoria Ave precinct will require an additional 5,538sqm of floor space to 2041. The retail modelling has identified demand for an additional 1,800sqm of retail floor space within the Penshurst St/Victoria Ave precinct to 2031.

SGS also comment that the current FSR control of 2:1 does not provide incentive for intensification or redevelopment beyond the current generally 2 storey built form.

## 5 CENTRES IN WILLOUGHBY FOR EXAMINATION

### 5.4 PENSURST ST AND INTERSECTION OF MOWBRAY RD/ WILLOUGHBY RD, NORTH WILLOUGHBY



Please refer to page 6 for the Land Zoning map legend.

TYPE OF CENTRE:	Small Village
ZONING:	B2 Local Centre, Part B5 Business Development
MAXIMUM CONTROLS:	Height limit 3 storey (11m), FSR 1.5:1 except for the site at 150 Mowbray Rd/ 680 Willoughby Rd which allows 18m height and 1.7:1 FSR.

- The small village centre in North Willoughby is located along Penshurst St and Mowbray Rd (near the junction of Willoughby Rd). The precinct is surrounded by low and medium density residential zones.
- Two public schools (Willoughby Public School and Willoughby Girls High) provide a focus for the centre.
- There is a mix of business types in the centre servicing both the immediate local community as well as the broader community – from neighbourhood shops to light industrial and bulky goods/ showrooms.
- The locality is serviced by a bus route providing regular public transport to the City and Chatswood and is an attractive location for housing given its proximity to the Sydney CBD and Chatswood. There have been recent shop top housing developments approved in the precinct where sites have been consolidated to provide larger frontages.
- The North Willoughby precinct can be considered as three distinct sections-

#### ***The intersection of Mowbray Rd / Willoughby Rd/ Penshurst St.***

- This area at the busy junction of Willoughby Rd and Mowbray Rd is characterised by two storey ribbon shop development with office or residential above, although there is a larger mixed use development currently under construction at the intersection.
- The precinct also includes a small Council car park.



### ***Western side of Penshurst St – Properties between 48 and 134 Penshurst St, Willoughby***

- This group of properties (western side of Penshurst St) has a sensitive interface with low density residential properties in Ward St and was historically a light industrial zone.
- This precinct comprises a mix of buildings some with larger frontages.
- There are some smaller allotments with original 1-2 storey Victorian/ Federation houses.
- Retailing is currently restricted in the precinct and there is no rear lane access.

### ***Eastern side of Penshurst St: 59-85 Penshurst St.***

- The commercial area located on the eastern side of Penshurst St comprises two storey shops with offices/or residential above.
- The area includes cafés and a range of local services
- The shops are serviced by a car park at the rear – Oakville Rd.
- Laurel Bank, a heritage function centre, on Laurel and Penshurst St.

### ***Existing Controls***

The North Willoughby centre is currently zoned B5 Business Development except for a small group of properties located on the eastern side of Penshurst St between Oakville Rd and Laurel St which are zoned B2 Local Centre.

Properties at the intersection of Mowbray Rd / Willoughby Rd and Penshurst St including 150-160 Mowbray Rd and 680 Willoughby Rd are zoned B5 – Business

Development under WLEP 2012. The maximum height permitted in this area is 11m and the FSR is 1.5:1 except for the site at 150 Mowbray Rd/ 680 Willoughby Rd which allows 18m height and 1.7:1 FSR. The western side of Penshurst St (properties between 48 and 134 Penshurst St) is also zoned Business Development B5. The maximum height is 11m and the floor space ratio permits 1.5:1.

Properties located on the eastern side of Penshurst St (59-85 Penshurst St) are zoned B2 Local Business under WLEP 2012. The maximum height is 11m and the floor space ratio permits 1.5:1. The properties at 41 and 43 Oakville Rd are zoned Low Density Residential R2 with car parking permitted as an additional use in Schedule 1.

“Laurel Bank” on the corner of Laurel St at 85 Penshurst St is owned by the Masons and is a State heritage item under WLEP 2012. It is also noted on the State Heritage Register. Part of the site is within the commercial area and the rear of the property is zoned R2 low density Residential with the additional use of function centre permitted in Schedule 1 of WLEP 2012.

### ***SGS Comment***

SGS Economics and Planning forecasts that the North Willoughby centre will require an additional 4,711sqm of floor space to 2041. The retail modelling has identified an additional demand for 1,180sqm of retail floor space within the precinct to 2031. According to SGS Economics and Planning there is surplus retail capacity in the centre (5,207sqm) however there is a gap or shortage of 3,226sqm in total employment floor space capacity in the centre.

SGS notes that with the loss of around 5,500sqm of employment space from the development under construction at 150-160 Mowbray Rd/ 680 Willoughby Rd, there will be a deficit of around 8,700sqm of employment floor space in the centre.



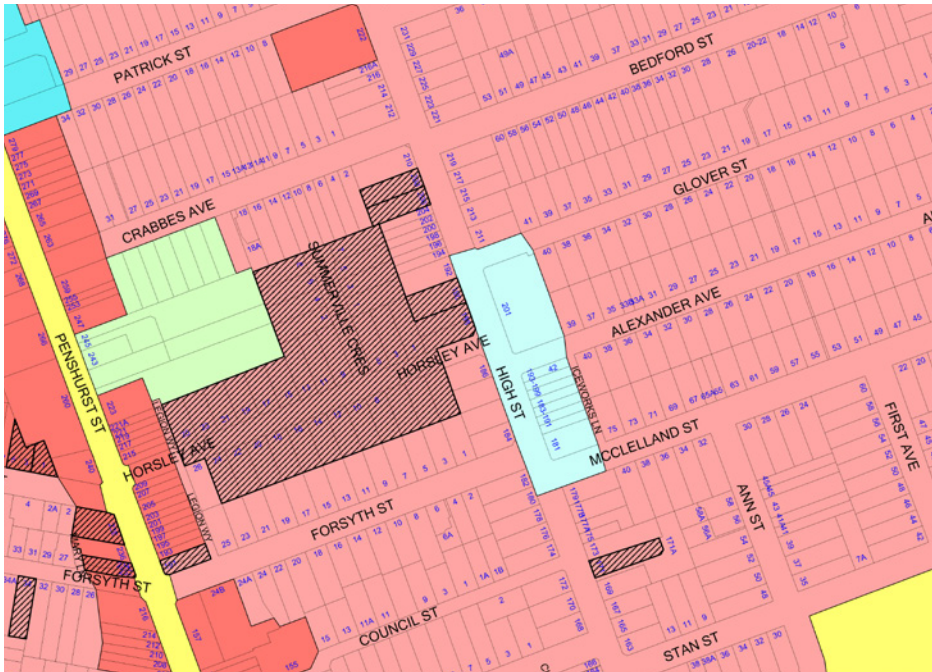


Keeler Hardware, 184 High Street, Willoughby



## 5 CENTRES IN WILLOUGHBY FOR EXAMINATION

### 5.5 HIGH STREET



Please refer to page 6 for the Land Zoning map legend.

<b>ZONING:</b>	B1 Neighbourhood Centre
<b>CONTROLS:</b>	Height 11m, FSR 1.3:1

- The centre is zoned B1 Neighbourhood Centre with a height restriction of 11 metres and FSR of 1.3:1
- The High St commercial area is a busy and convenient neighbourhood centre. It consists of two blocks on the eastern side of High St.
- 201 High St is a large single storey 1970's building with a number of local shops including Harris Farm Markets, bakery, newsagent and café.
- A well utilised private carpark is located at the rear and abuts residential properties in Glover and Alexander Streets.
- Car parking is scarce during peak busy times.
- The other block, known as 181-195 High St comprises a 2- 4 storey office development on the corner of McClelland St and High St and two buildings of 1-2 storey. Limited parking is available at the rear with access from a public lane.
- There is also an Architectural Hardware shop located on the western side of the street, at 184 High St which has existing use rights.

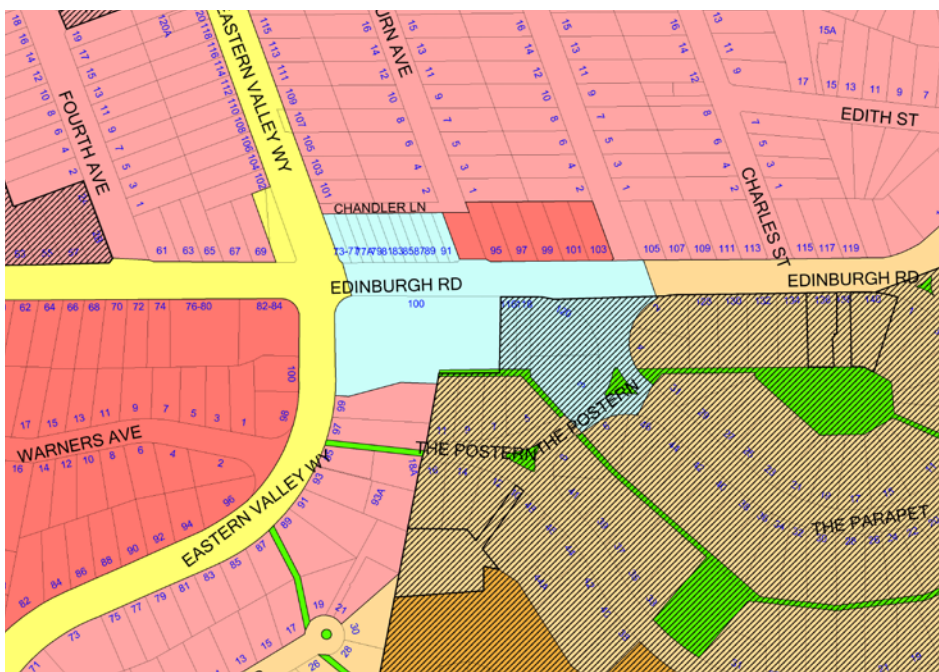
#### SGS Comment

The SGS report found there to be a small gap in employment / retail floorspace to 2031.



## 5 CENTRES IN WILLOUGHBY FOR EXAMINATION

### 5.6 CASTLECRAG



Please refer to page 6 for the Land Zoning map legend.

<b>ZONING:</b>	B1 Neighbourhood Centre
<b>CONTROLS:</b>	Northern side :Height 3 storey (11m), FSR 1.3:1 Southern side: Height 2 storey (9m), FSR 1:1

#### Description

- The Castlecrag shopping centre is located at the intersection of Edinbrough Rd and Eastern Valley Way and at the entrance to the Castlecrag peninsula. The southern side of the shopping precinct is partly within the Conservation Area of the Walter Burley Griffin subdivision. A 1960's shopping complex (The Quadrangle) with underground parking dominates the southern side of Edinbrough Rd and is adjacent to the shops at 116 -120 Edinbrough Rd that have heritage significance.
- Traffic congestion and difficult vehicular access are issues due to the narrow streets of The Postern and The Parapet and the proximity of the shopping centre to the main entrance to the suburb.
- There are 1930's - 40's two storey traditional shop top developments on the northern side of the road.
- Although there is a rear lane access, these sites have access problems due to traffic congestion. There is a small Council owned carpark on the north eastern corner of Eastern Valley Way and Edinbrough Rd.
- Existing businesses offer a broad range of local food, non-food retail, personal and business services and there is a small express supermarket. The centre has a gourmet food style and well patronised cafes and restaurants.

Castlecrag is categorised as a small village and has a B1 Neighbourhood Centre zoning. The centre is surrounded by low and medium density residential uses. The sites to the north of Edinburgh Road have a height limit of 11 metres and the sites to the south have a height control of 9 metres.

The sites to the north of Edinburgh Road have a FSR control of 1.3:1 and the sites to the south of Edinburgh Road have a FSR of 1:1. The eastern section of the centre is within the Griffin Conservation Area

### ***Connectivity between centres***

The closest centre to Castlecrag is Northbridge. Buses run along Eastern Valley Way between these 2 centres.

The shopping precinct is well serviced for public transport with frequent buses to the Sydney CBD.

### ***SGS comment***

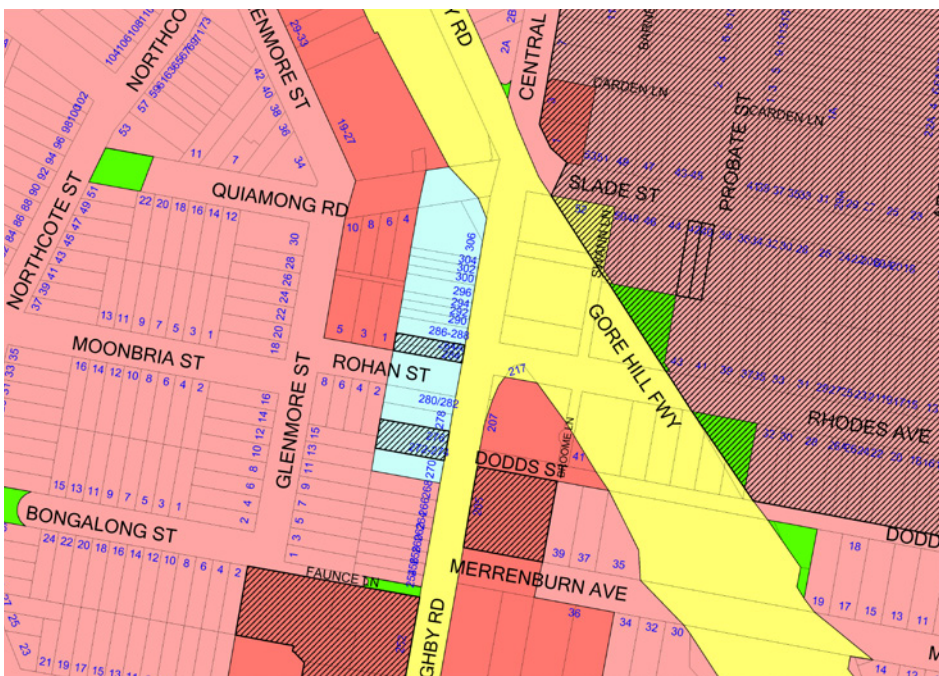
The study by SGS concluded the following for Castlecrag centre is projected to require an additional 1,973 sqm of employment floorspace by 2041.





## 5 CENTRES IN WILLOUGHBY FOR EXAMINATION

### 5.7 NAREMBURN (WILLOUGHBY ROAD)



Please refer to page 6 for the Land Zoning map legend.

<b>ZONING:</b>	B1 Neighbourhood Centre
<b>CONTROLS:</b>	Height 11m, FSR 1.5:1

- The Naremburn shops are zoned B1 Neighbourhood Centre with a building height restriction of 11 metres and FSR of 1.5:1. There is a heritage item located at 284/284A Willoughby Road and another at 272-276 Willoughby Road.
- The section of the centre between Rohan Street and Quiamong Road looks directly west onto the Gore Hill Freeway.
- The properties to the rear of this section of the centre were recently rezoned to R3 Medium Density Residential as part of the implementation of WLEP 2012. To date, there has been no take up of medium density development at that location.
- Access from the freeway draws business from outside the area and the pedestrian overpass of Willoughby Rd makes the centre more convenient. The majority of uses service the local needs of the community.
- The centre has developed a gourmet character adding to its popularity. Outdoor cafes and restaurants create a pleasant atmosphere.
- Off street parking is available directly in front of the shops in the northern section of the precinct which enhances the convenience of the centre.
- The centre is located on a bus route to the City and Chatswood.

#### SGS Comment

The SGS study found retail gap to 2031 but a surplus in employment overall floorspace.



## 6 ACTIONS AND NEXT STEPS

- This Position Statement takes forward the recent work by the SGS Economic Study and begins a process that examines the potential for achieving appropriate growth in Willoughby City's local centres. This will include:
- a review of existing planning; controls for local centres
- activation of street frontages / public domain;
- establishing infrastructure needs associated with growth.

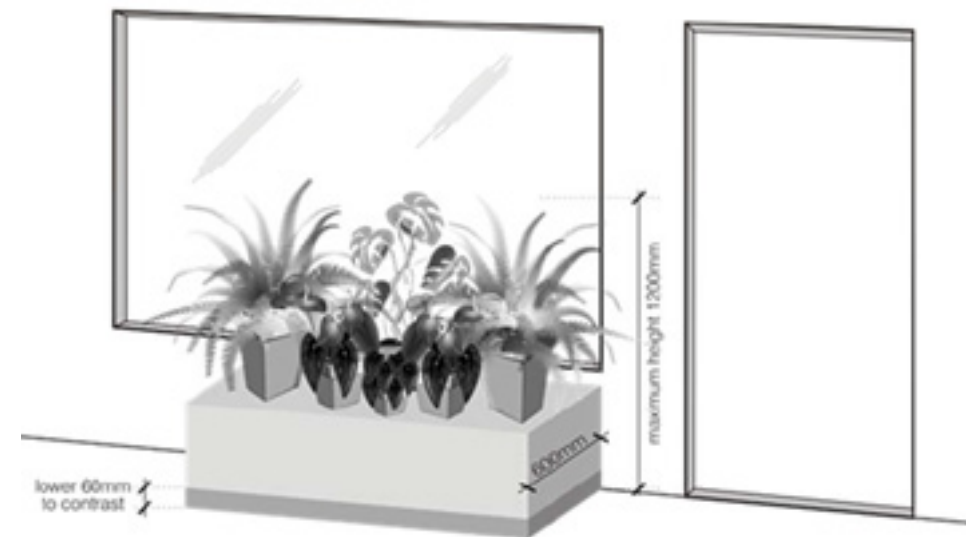
***Underlying this Centres Position Statement is the intention that the work will result in local centres that:***

- are accessible and pedestrian friendly,
- provide good public transport options;
- provide local shops and services;
- offer employment opportunities,
- act as community meeting hubs and
- include attractive and safe public spaces.

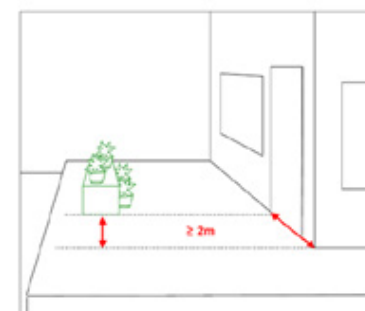
Engagement of the stakeholders and the local community in each local centre will allow for input into this process.

Feedback received from the community engagement process will inform drafting of this aspect of the Willoughby Planning Strategy.

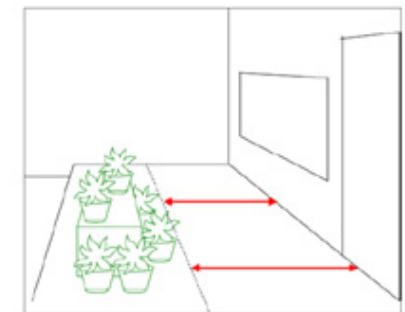
### ***Village centres – outdoor displays – some ideas for local controls***



**Display Dimensions**



**Corner Clearance Details**



**Clear Path of Travel**