

Mr Nick Armstrong  
Senior Planning Officer  
NSW Department of Planning, Industry and Environment  
Locked Bag 5022, Parramatta NSW 2124



09/03/2022

Our Ref: NSHN/22/21601

Dear Mr Armstrong,

**Re: Planning Proposal 3 - 5 Help Street, Chatswood (PP-2021-2420)**

Thank you for the opportunity to provide feedback on the proposed development of 3-5 Help Street, Chatswood.

Northern Sydney Local Health District (NSLHD) is committed to ensuring the built environment fosters places and spaces that support the health and wellbeing of individuals and the wider community. Our Healthy Built Environments team, made up of population health and urban planning professionals, is well-placed to comment on this Proposal and has considered potential impacts to liveability and health.

The population of Willoughby Local Government Area (LGA) is expected to grow from 74,000 to nearly 92,000 by 2036 with most of the future growth and high-density development planned in the Chatswood CBD.<sup>1</sup>

Current evidence suggests that well-planned high density housing and neighbourhoods can support physical activity, social interaction and access to daily living needs compared to low density neighbourhoods.<sup>2</sup> Conversely, poorly designed and poorly built apartments located far from public transport, open space, and amenities can have negative impacts on residents' physical and mental health.

To ensure the health and wellbeing of residents and workers is prioritised during the growth of the CBD, NSLHD strongly encourages delivery of the *Chatswood CBD Public Domain Plan* (the Plan) as a priority, prior to significant population growth and development. The Plan's key initiatives to increase public open space and greening, to ensure continuity in design of the public realm, and to improve active transport networks must be realised to safeguard the liveability of Chatswood CBD.<sup>1</sup>

NSLHD supports the need for these and other improvements to the public domain to ready the CBD for the proposed development of 3-5 Help Street. This is based on evidence presented in the Plan, showing that:

- Only 8% of the Chatswood CBD is public open space, which is outside of the standards for open space planning in NSW (9-15% of total site area).<sup>3</sup> According to the Greater Sydney Commission, high-density development (over 60 dwellings per hectare) should be located within 200 metres of open space and all dwellings should be within 400 metres of open space.<sup>4</sup>
- There is low tree canopy coverage in the Chatswood CBD compared to the rest of the LGA and a need to establish an urban forest and connected 'green grid' to mitigate the urban heat island effect.

<sup>1</sup> Willoughby City Council (2021). Chatswood CBD Public Domain Plan. [Unpublished]. Provided by Willoughby City Council on 09/02/2022.

<sup>2</sup> Giles-Corti B, et al. (2012). Increasing density in Australia: maximising the health benefits and minimising the harm. Report to the National Heart Foundation of Australia, Melbourne. Accessed 10/02/2022. Available at: <https://www.heartfoundation.org.au/getmedia/91efe665-707f-4be1-839f-07461b79d05d/Increasing-density-in-Australia-Evidence-Review-2012.pdf>

<sup>3</sup> NSW Department of Planning (2010). Recreation and open space planning guidelines for local government. Accessed 10/02/2022. Available at: <https://lo.unisa.edu.au/mod/resource/view.php?id=1337186>

<sup>4</sup> Greater Sydney Commission (2018). North District Plan. Accessed 10/02/2022. Available at: <https://www.greater.sydney/north-district-plan/introduction>

- There is a need to establish and consistently apply good design principles to ensure continuity in design and development of the public domain. Currently, there are 10 different paving materials used in the Chatswood public domain. Refining the palette of pavement and other design features, such as wayfinding signage and street furniture, will provide clarity and invitation for users. Continuity in design is especially important when Council is seeking opportunities for the implementation of publicly accessible open space on private land.
- More through-site links and activation of public laneways will promote walking, reduce congestion and provide opportunity for social connection.
- Improving the current cycle network as per Council's *2017 Bike Plan Update* and *Chatswood CBD to St Leonards CBD Bicycle Improvement Plan* will encourage more people to use active transport as a healthy and environmentally supportive means of travel.

We provide the following recommendation in response to Planning Proposal 3-5 Help Street, Chatswood (PP 2017/008) and its surrounding neighbourhood:

- Develop new and/or extend existing pedestrian and cycle links from 3-5 Help Street to nearby areas of green open space, including Beauchamp Park in the north-east and Chatswood Park in the south.
- Designate Cambridge Lane as a pedestrianised 'shared zone' to improve pedestrian safety and amenity, and to extend the through-site pedestrian link from Day Street.
- Ensure access to the existing open space bordering Help Street and Cambridge Lane is maintained and integrates with the development at 3-5 Help Street.
- Actively promote and encourage active transport to residents by mandating all new developments in Chatswood CBD provide a Green Travel Plan<sup>5</sup> or similar as a part of the Planning Proposal.
- Consider requirements for a detailed Landscape Plan to be provided by developers at the Planning Proposal stage, rather than the DA stage, which will facilitate early consultation and support increased greening and design excellence.
- Consider master planning for areas of strategic importance, such as the Help Street/Anderson Street area of the Chatswood CBD, to ensure that the public and private domain interfaces are coordinated between sites and a disparate public domain that lacks continuity of design is avoided.

NSLHD hopes to be kept informed of the outcome of this Proposal and the public domain initiatives planned for the Chatswood CBD. For any questions regarding this submission, please contact:

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Yours sincerely,

**Mary McCafferty**  
Property Manager  
NSLHD Corporate Services

**Andrew Wheeler**  
Manager, Healthy Built Environments  
NSLHD Health Promotion

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<sup>5</sup> JMT Consulting. (2021). 44-52 Anderson St Chatswood Transport Impact Assessment. Accessed 10/01/2022. Available at: [https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/5278a6be5c4ac4808b40fbfb558a5972ad09ed3/original/1628230429/5b00c2e46901800d228c0cec634984f8\\_Transport\\_Impact\\_Assessment.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUK4Z04WUUA%2F20220131%2Fap-southeast-2%2Fs3%2Faws4\\_request&X-Amz-Date=20220131T003224Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=c6863cda0d6aadce7e50a9b98587f76445b836cf553cec66d272503fc0bc9f8](https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/5278a6be5c4ac4808b40fbfb558a5972ad09ed3/original/1628230429/5b00c2e46901800d228c0cec634984f8_Transport_Impact_Assessment.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUK4Z04WUUA%2F20220131%2Fap-southeast-2%2Fs3%2Faws4_request&X-Amz-Date=20220131T003224Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=c6863cda0d6aadce7e50a9b98587f76445b836cf553cec66d272503fc0bc9f8)